



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

Architectural Review Board Agenda
4:00 PM Wednesday, December 6, 2023
Sussex Civic Center – Committee Room Second Floor

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Architectural Review Board, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. (If a Quorum is present the Chairperson shall announce, "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

1. Roll call.
2. Consideration and possible action on the minutes of November 1, 2023.
3. Discussion and possible action on model types of homes by William Ryan Builders to be offered in the Sussex Preserve Subdivision.
4. Adjournment.

Anthony LeDonne
Chairperson

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 Jeremy Smith at 246-5200.

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on November 1, 2023.

President LeDonne called the meeting to order at 4:00 p.m.

Members present: Anthony LeDonne, Gary Foxe, Mike Knapp, and Michael Smith

Members absent: Stacy Riedel

Others present: Gabe Gilbertson, Community Development Director

Consideration and possible action on the minutes of September 6, 2023.

A motion Smith, seconded by Foxe to approve the minutes of the meeting held on September 6, 2023.

All ayes, motion carried.

Discussion and possible action on a drive-through monitor sign for Landmark Credit Union located at N64W22694 Main Street.

A motion by President LeDonne, seconded by Foxe to approve the electronic message sign for Landmark Credit Union located at N64W22694 Main Street.

All ayes, motion carried.

A motion by President LeDonne, seconded by Smith to adjourn the meeting at 4:05 pm.

All ayes, motion carried.

Respectfully submitted,
Jeremy Smith, Village Administrator

The Camden

1,616 to 2,795 Square Feet
 3 Bedrooms • 2 Baths • 2 Car Garage



Farmhouse



Williamsburg



Colonial



Cottage



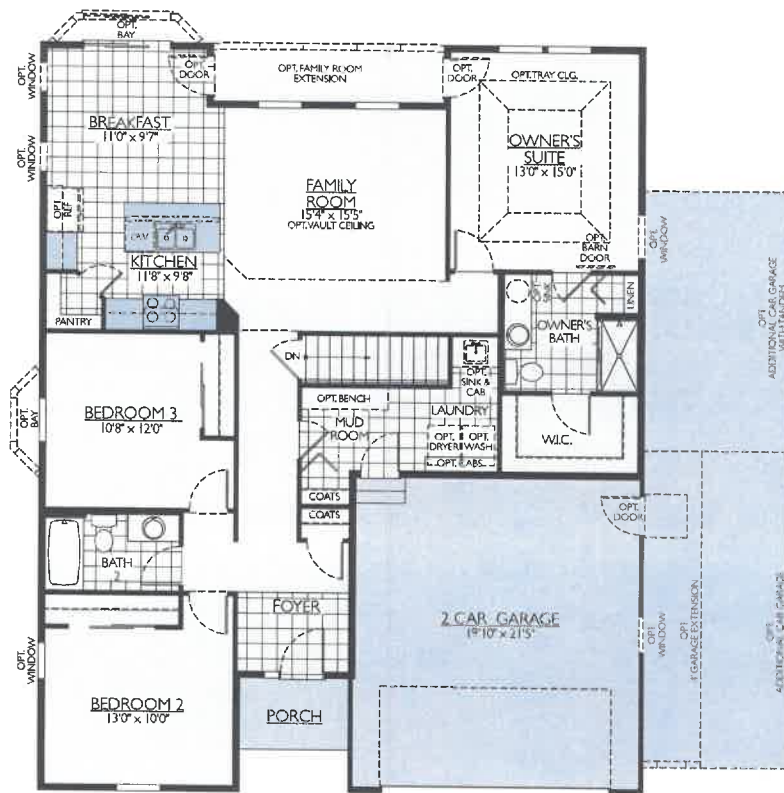
At William Ryan Homes, our new homes are built with state-of-the-art, energy-saving building systems. The HERS Index is a scoring system established by the residential Energy Services Network (RESNET). The lower the HERS Index, the more efficient the home, which means you save more energy and money. With an average HERS Index rating of 55, our new homes are over 30% more energy efficient than a standard new home.



Dimensions are approximate, may differ from actual plans and are subject to change without notice. Floor plans vary per elevation and community. Images may not be shown to scale. Windows, doors and ceilings may vary on options and alternate elevations selected. Specifications, equipment, plans and pricing are subject to change without notice. Renderings (elevations and landscaping) are artist's conception only. Some optional features may or may not be shown. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. Speak with a William Ryan Homes Sales Consultant for complete information. Copyright © 2021 William Ryan Homes, Inc. All Rights Reserved.

The Camden - 8' First Floor & Options

(OPT. 9' FIRST FLOOR)

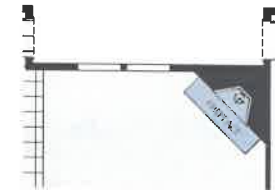


Options

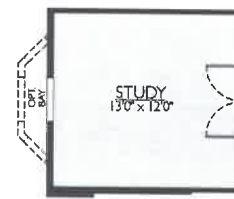
For more ways to personalize your home, visit www.WilliamRyanHomes.com



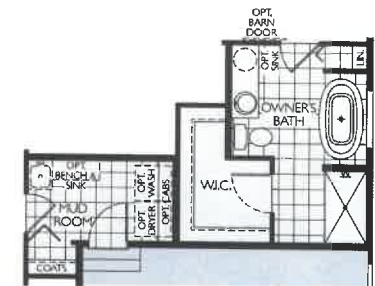
OPT. REAR FIREPLACE



OPT. CORNER FIREPLACE



OPT. STUDY IN LIEU OF BEDROOM 3



OPT. GARDEN BATH

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The Fenway

1,678 to 2,432 Square Feet
 3 Bedrooms • 2.5 Baths • 2 Car Garage



Williamsburg



Colonial



Cottage



Farmhouse



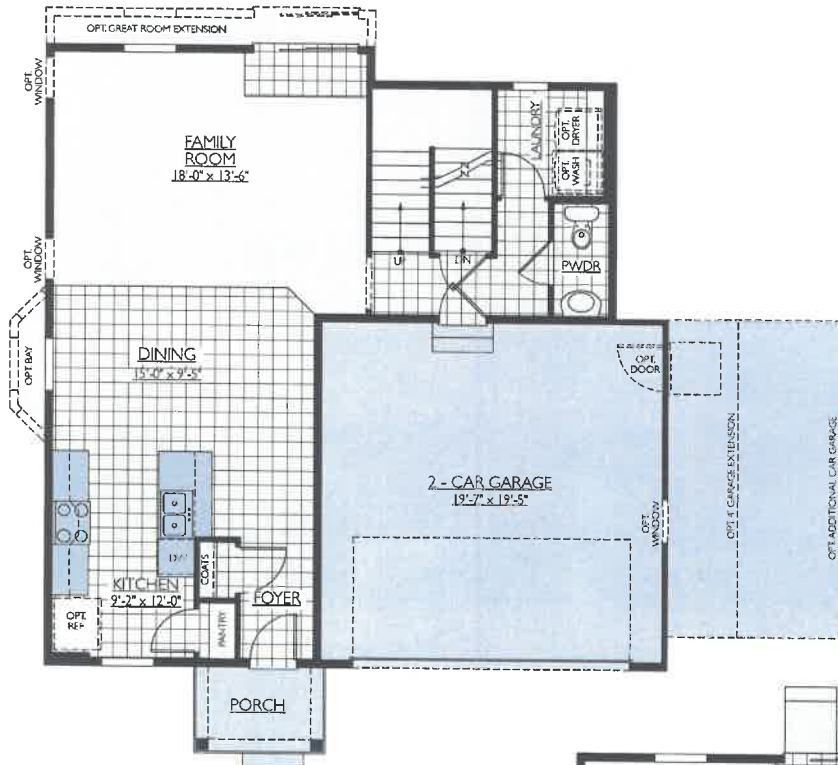
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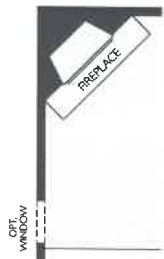
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The Fenway - 8' First Floor & Options

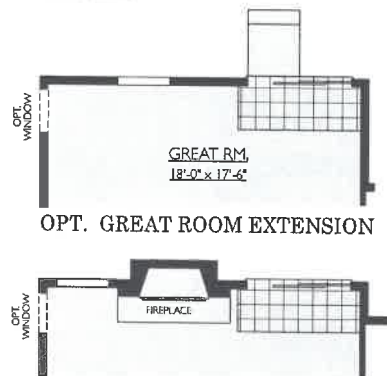
(OPT. 9' FIRST FLOOR)



OPT. SIDE FIREPLACE

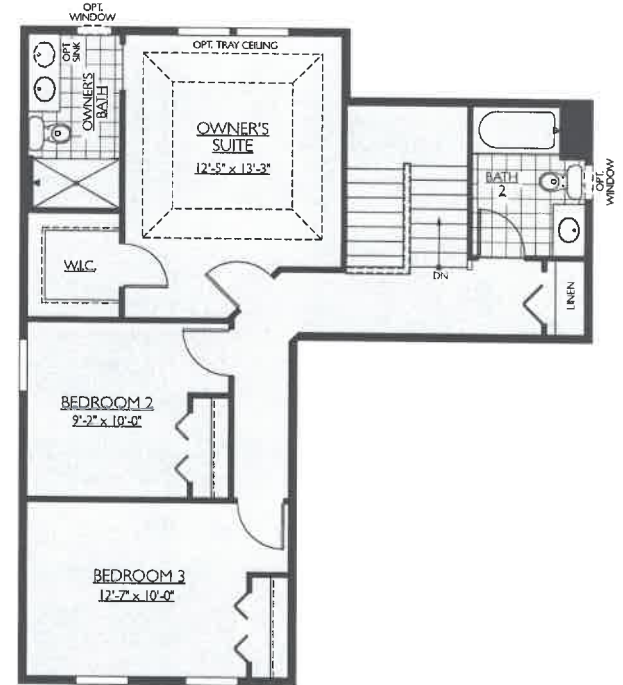


OPT. CORNER FIREPLACE



OPT. REAR FIREPLACE

Second Floor



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The Fulton

1,873 to 2,899 Square Feet
 3 Bedrooms • 2.5 Baths • 2 Car Garage



Colonial



Farmhouse



Williamsburg



Cottage



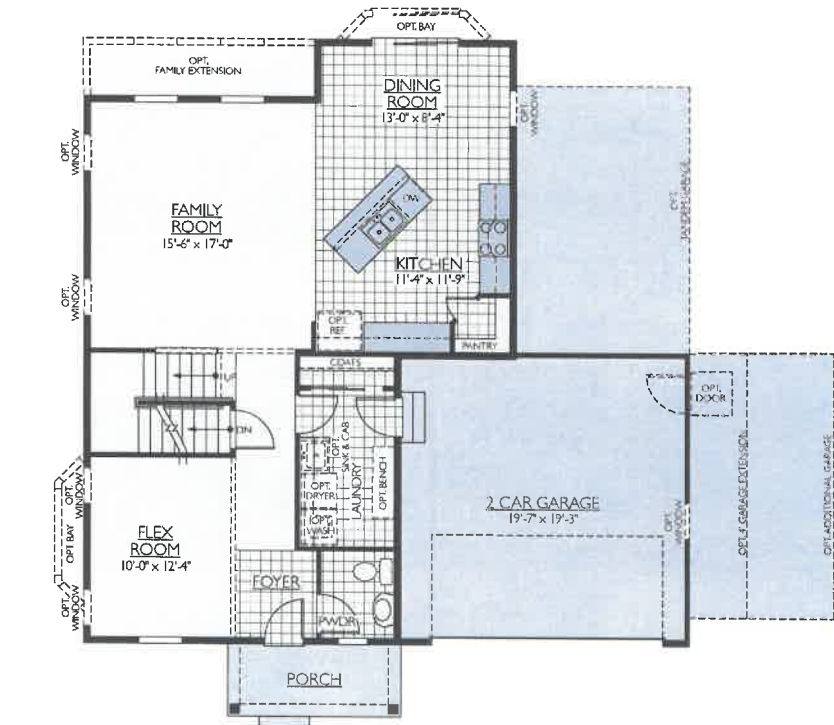
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The Fulton - 8' First Floor & Options

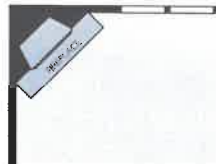
(OPT. 9' FIRST FLOOR)



OPT. REAR FIREPLACE



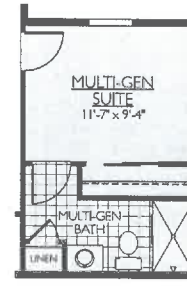
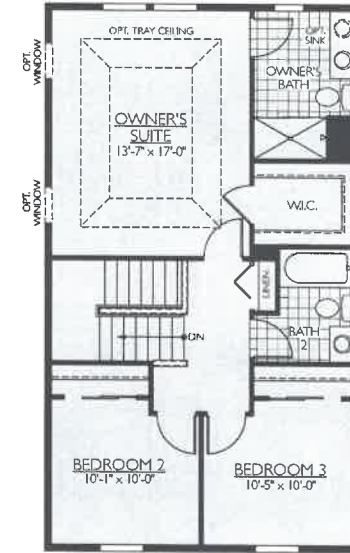
OPT. SIDE FIREPLACE



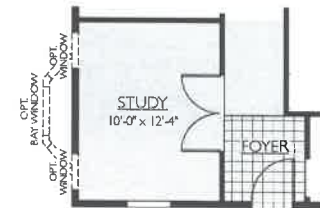
OPT. CORNER FIREPLACE

Second Floor & Options

For more ways to personalize your home, visit www.WilliamRyanHomes.com



OPT. MULTI-GEN SUITE IN LIEU OF TANDEM



OPT. STUDY IN LIEU OF FLEX



OPT. STUDY IN LIEU OF TANDEM

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The Carlysle

1,978 to 3,368 Square Feet
 3 Bedrooms • 2.5 Baths • 2 Car Garage



Colonial



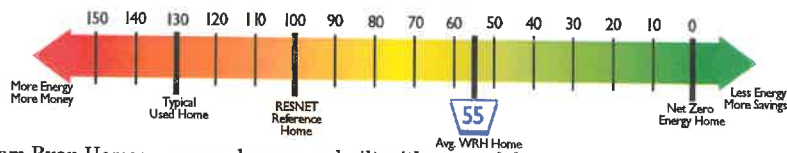
Farmhouse



Williamsburg



Cottage



At William Ryan Homes, our new homes are built with state-of-the-art, energy-saving building systems. The HERS Index is a scoring system established by the Residential Energy Services Network (RESNET). The lower the HERS Index, the more efficient the home, which means you save more energy and money. With an average HERS Index rating of 55, our new homes are over 30% more energy efficient than a standard new home.



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The Fordham

2,122 to 3,528 Square Feet
 3 Bedrooms • 2.5 Baths • 2 Car Garage



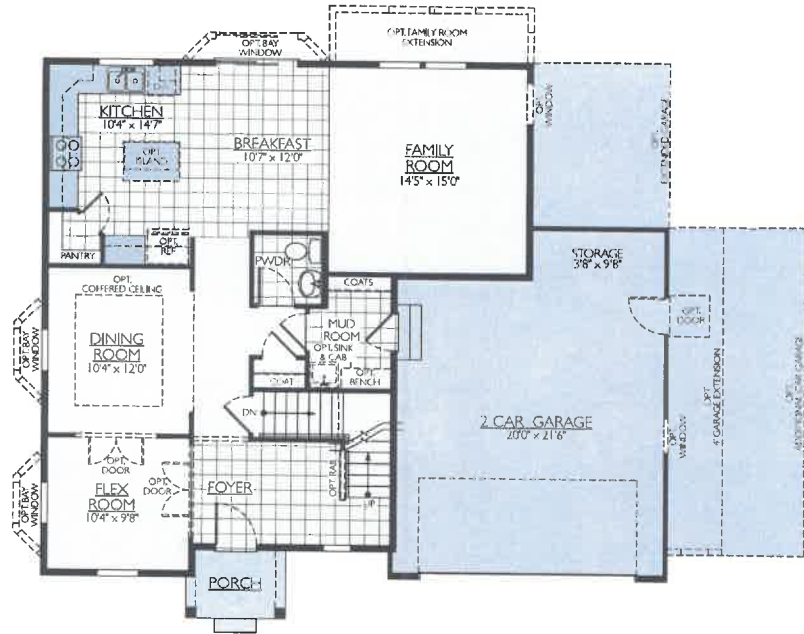
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RESNET EnergySmart
 Builder
 Every Home is a HERS Rated Home



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The Fordham - First Floor & Options



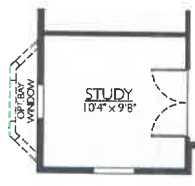
OPT. CORNER FIREPLACE



OPT. REAR FIREPLACE



OPT. SIDE FIREPLACE



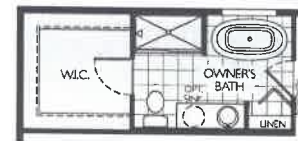
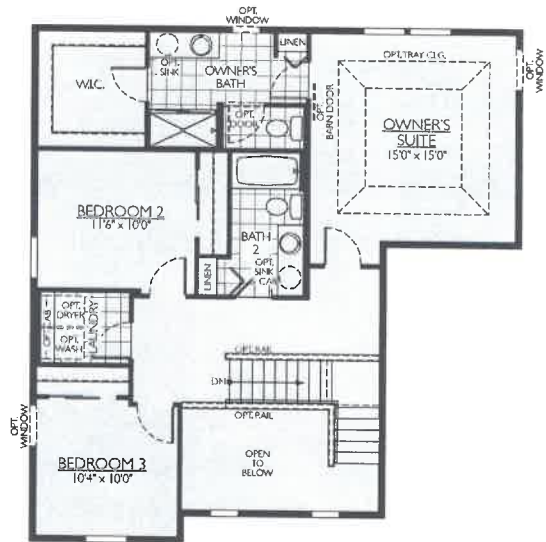
OPT. STUDY IN LIEU OF FLEX ROOM



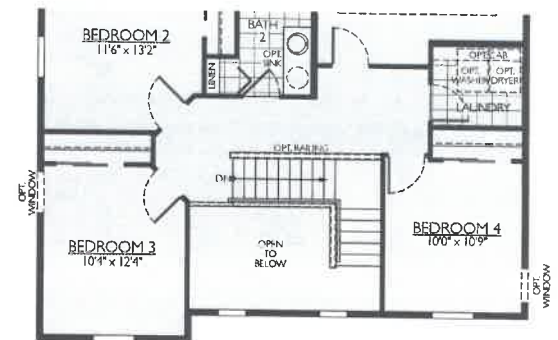
OPT. MORNING ROOM

Second Floor & Options

For more ways to personalize your home, visit www.WilliamRyanHomes.com



OPT. GARDEN OWNER'S BATH



OPT. BEDROOM 4



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The Coventry

2,244 to 3,879 Square Feet
 3 Bedrooms • 2.5 Baths • 2 Car Garage



Colonial



Williamsburg



Cottage

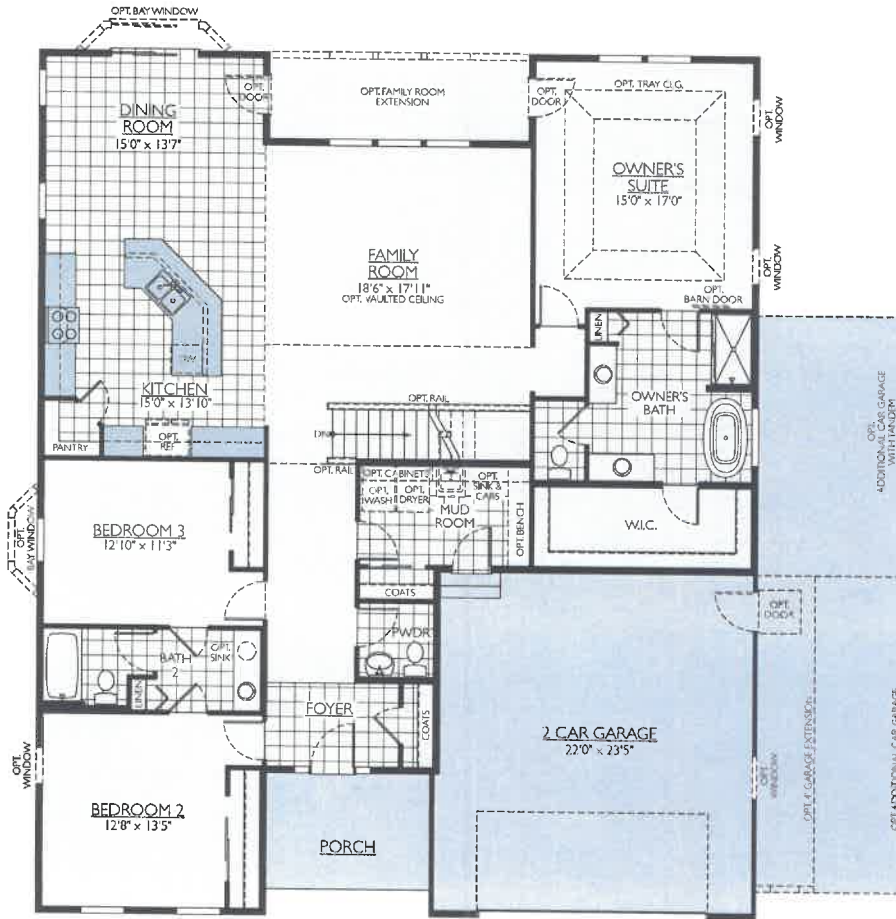


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The Coventry - First Floor & Options



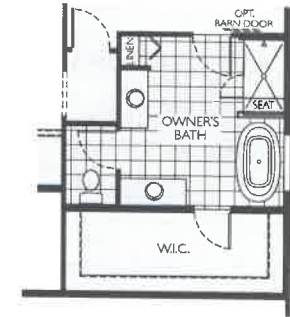
If Opt. tandem garage is selected, window at owner's bath is unavailable

Options

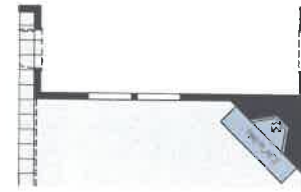
For more ways to personalize your home, visit www.WilliamRyanHomes.com



OPT. REAR FIREPLACE



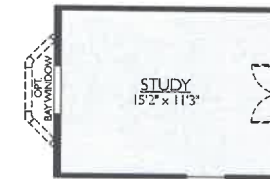
OPT. DESIGNER OWNER'S BATH



OPT. CORNER FIREPLACE



OPT. BAY AT REAR



OPT. STUDY IN LIEU OF BEDROOM 3



OPT. BAY AT SIDE

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The Sarasota

2,414 to 3,447 Square Feet
 4 Bedrooms • 2.5 Baths • 2 Car Garage



Williamsburg



Prairie



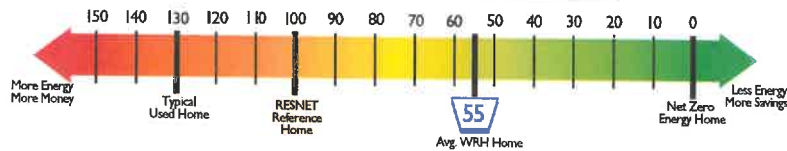
Colonial



Cottage



Farmhouse

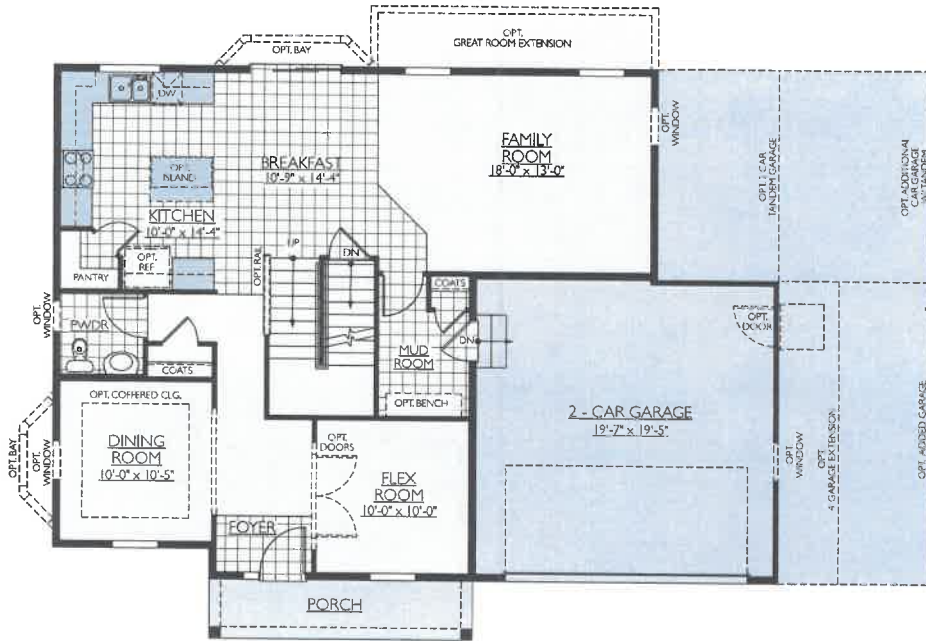


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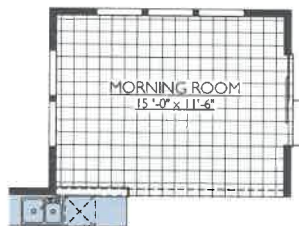
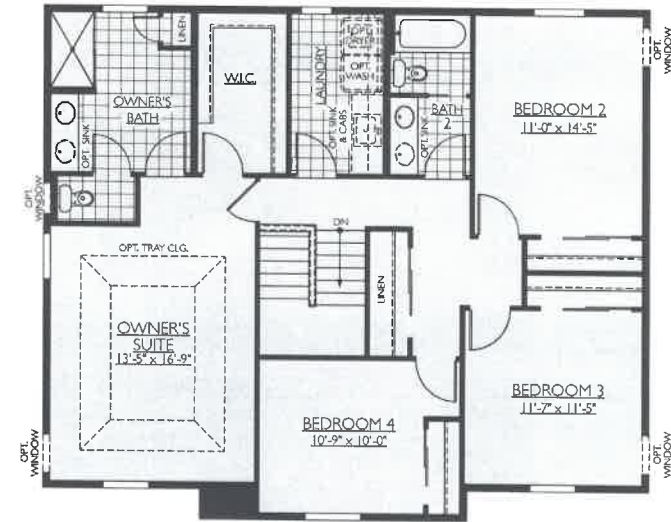
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The Sarasota - First Floor & Options

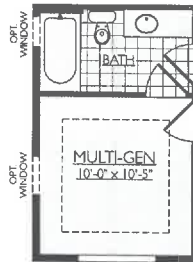


Second Floor & Options

For more ways to personalize your home, visit www.WilliamRyanHomes.com



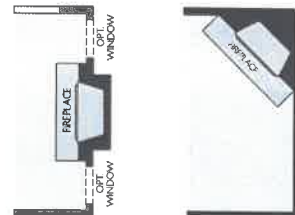
OPT. MORNING ROOM



OPT. MULTI-GEN IN LIEU OF DINING



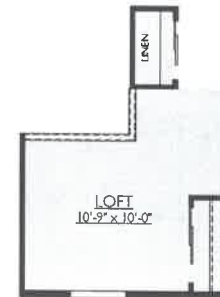
OPT. REAR FIREPLACE



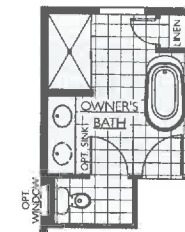
OPT. SIDE FIREPLACE



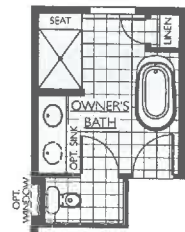
OPT. CORNER FIREPLACE



OPT. LOFT IN LIEU OF BEDROOM 4



OPT. GARDEN OWNER'S BATH



OPT. DESIGNER OWNER'S BATH

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Farmhouse



Colonial

The Cape May

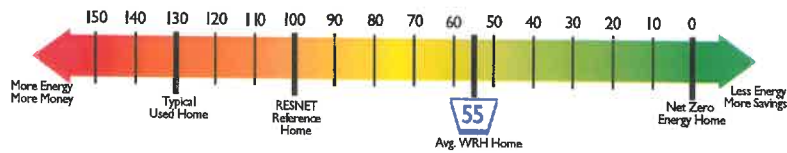
2,424 to 3,603 Square Feet
 4 Bedrooms • 3 Baths • 2 Car Garage



Cottage



Williamsburg



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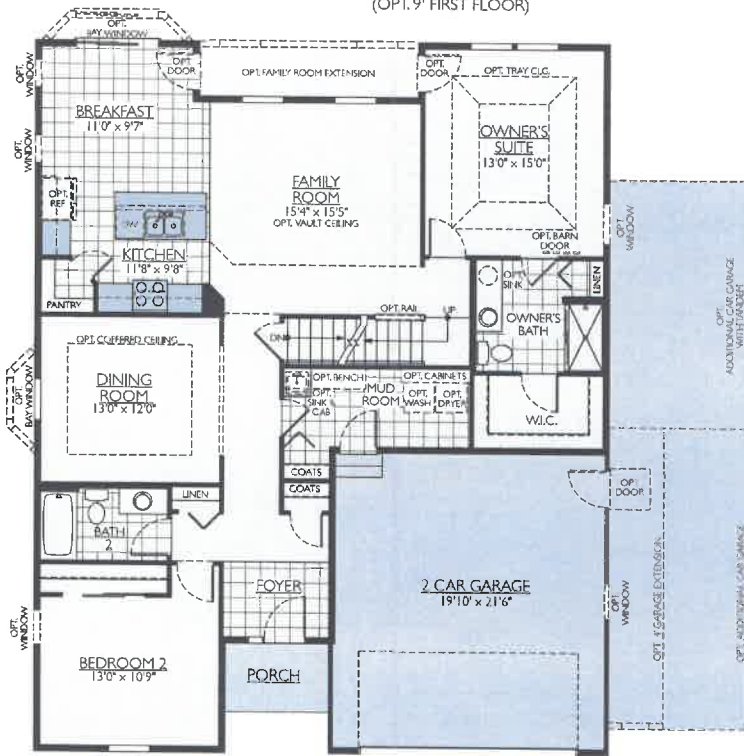
RESNET EnergySmart
 Builder
 Every Home is a HERS Rated Home



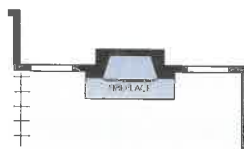
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The Cape May - 8' First Floor & Options

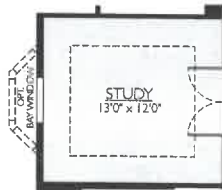
(OPT. 9' FIRST FLOOR)



OPT. CORNER FIREPLACE



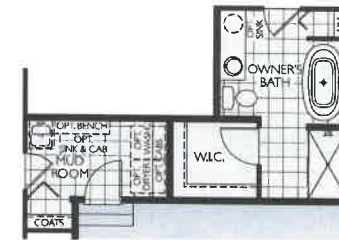
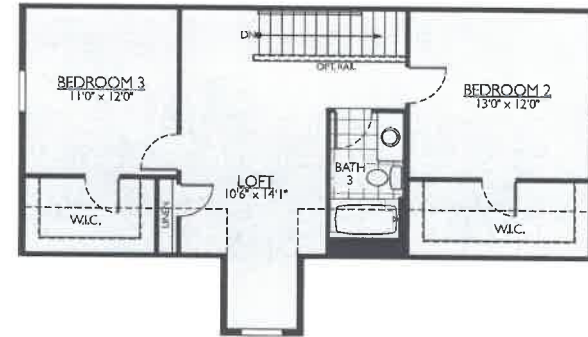
OPT. REAR FIREPLACE



OPT. STUDY IN LIEU OF DINING

Second Floor & Options

For more ways to personalize your home, visit www.WilliamRyanHomes.com



OPT. GARDEN OWNER'S BATH

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The Sheridan

2,549 to 3,954 Square Feet
 4 Bedrooms • 3 Baths • 2 Car Garage



Williamsburg



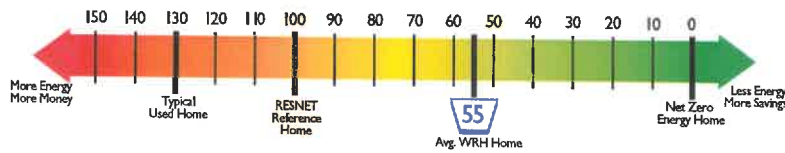
Colonial



Farmhouse



Cottage

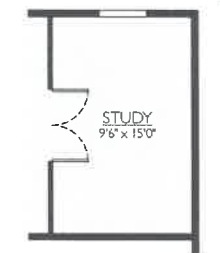
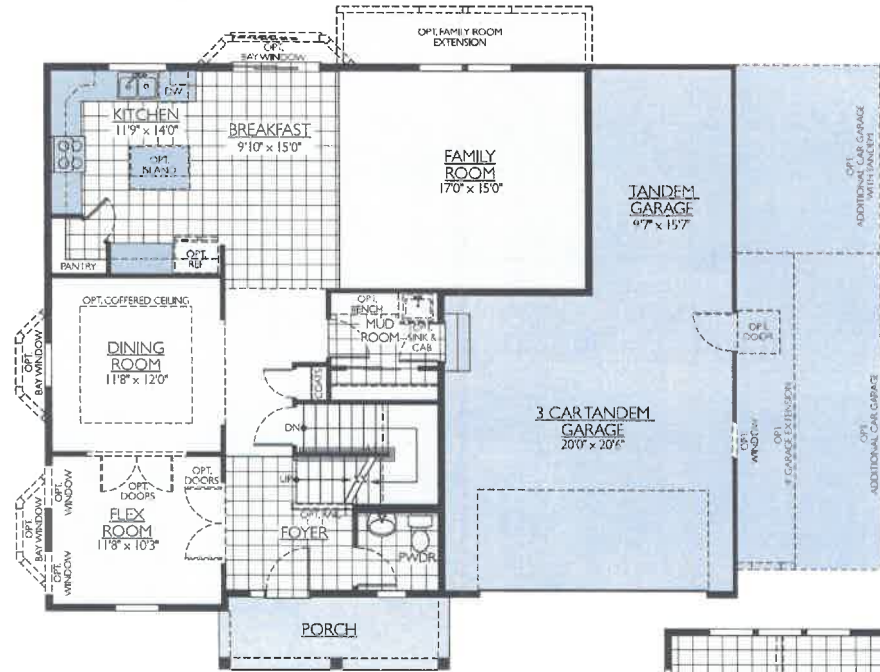


At William Ryan Homes, our new homes are built with state-of-the-art, energy-saving building systems. The HERS Index is a scoring system established by the residential Energy Services Network (RESNET). The lower the HERS Index, the more efficient the home, which means you save more energy and money. With an average HERS Index rating of 55, our new homes are over 30% more energy efficient than a standard new home.

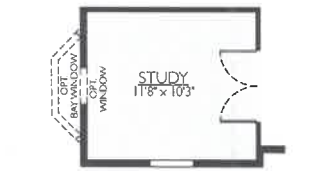


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The Sheridan - First Floor & Options



OPT. STUDY IN LIEU OF FLEX



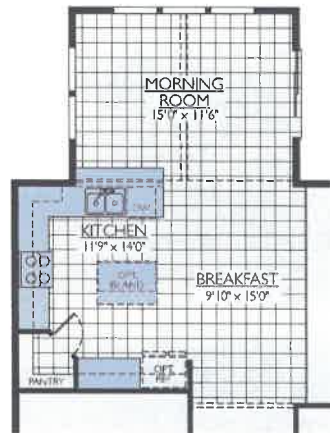
OPT. STUDY IN LIEU OF TANDEM



OPT. REAR FIREPLACE



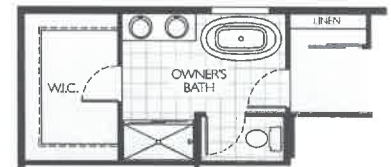
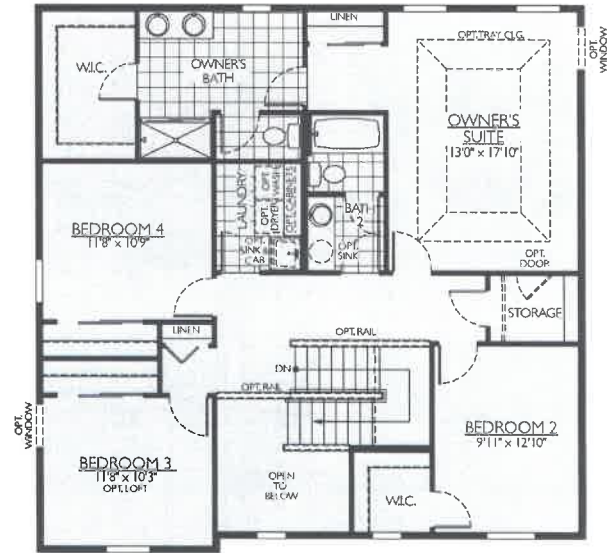
OPT. CORNER FIREPLACE



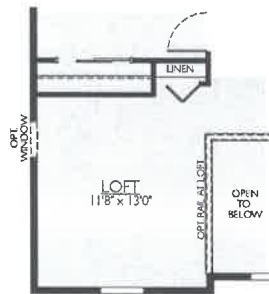
OPT. MORNING ROOM

Second Floor & Options

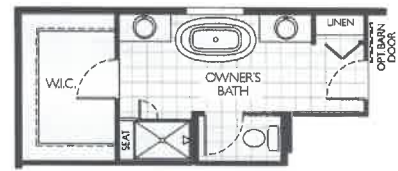
For more ways to personalize your home, visit www.WilliamRyanHomes.com



OPT. GARDEN OWNER'S BATH



OPT. LOFT IN LIEU OF BEDROOM 3



OPT. DESIGNER OWNER'S BATH

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The Sulton

2,786 to 4,161 Square Feet
 4 Bedrooms • 2.5 Baths • 3 Car Garage



Cottage



Farmhouse



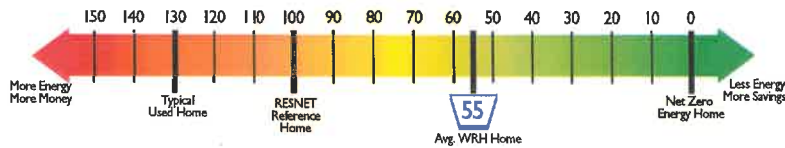
Williamsburg



Colonial



Prairie



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Options

For more ways to personalize your home, visit www.WilliamRyanHomes.com



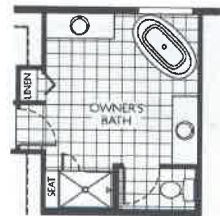
OPT. REAR FIREPLACE



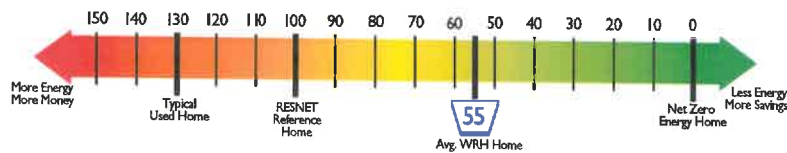
OPT. SIDE FIREPLACE



OPT. CORNER FIREPLACE



OPT. DESIGNER OWNER'S BATH



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The Jericho

3,017 to 4,609 Square Feet
4 Bedrooms • 2.5 Baths • 3 Car Garage



Williamsburg



Cottage



Prairie

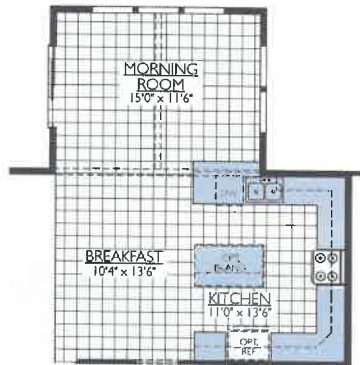
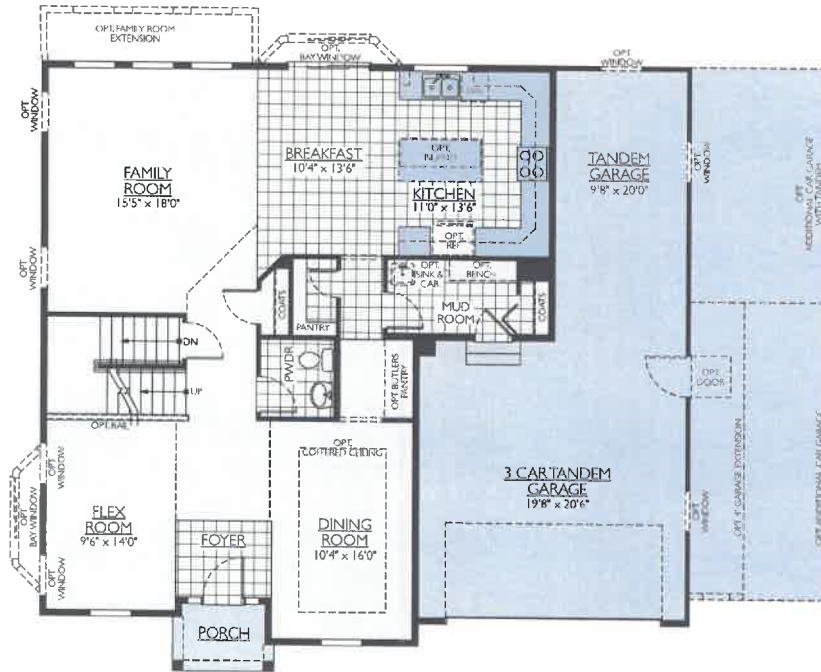


Colonial

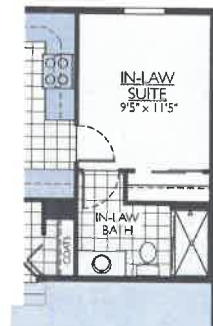


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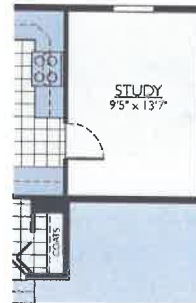
The Jericho - First Floor & Options



OPT. MORNING ROOM



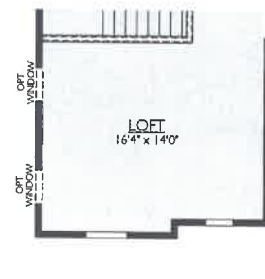
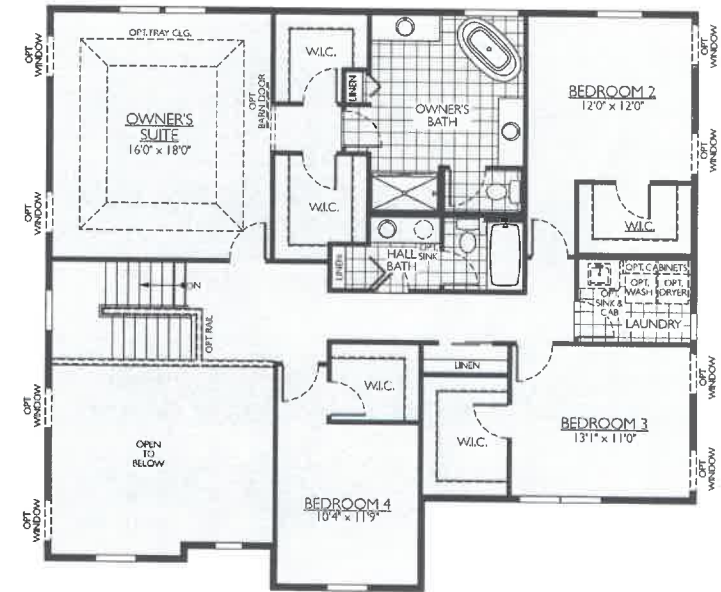
OPT. IN-LAW SUITE ILO TANDEM



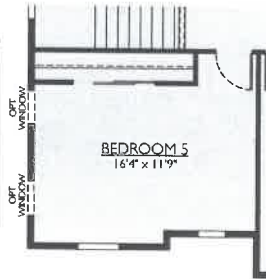
OPT. STUDY ILO TANDEM

Second Floor & Options

For more ways to personalize your home, visit www.WilliamRyanHomes.com



OPT. LOFT



OPT. BEDROOM 5



OPT. BATH 3

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The Jordan

3,523 to 5,165 Square Feet
 4 Bedrooms • 2.5 Baths • 3 Car Garage



Williamsburg



Prairie



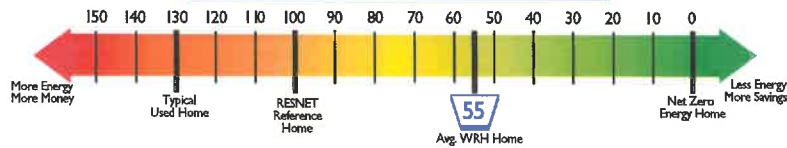
Cottage



Colonial



Farmhouse



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RESNET EnergySmart
 Builder
 Every Home is a HERS Rated Home

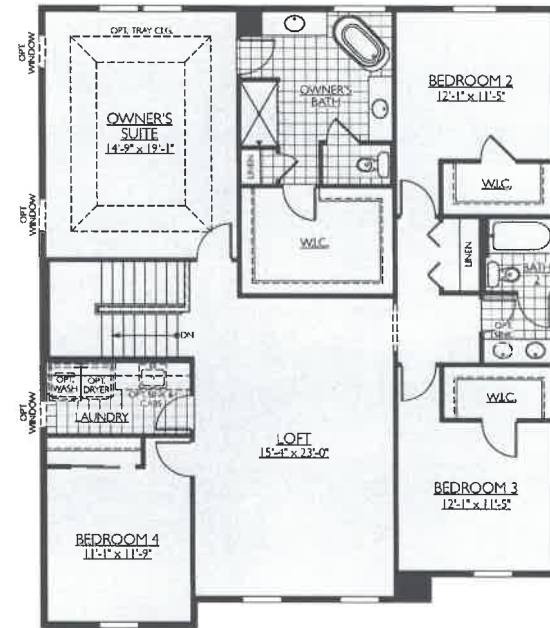
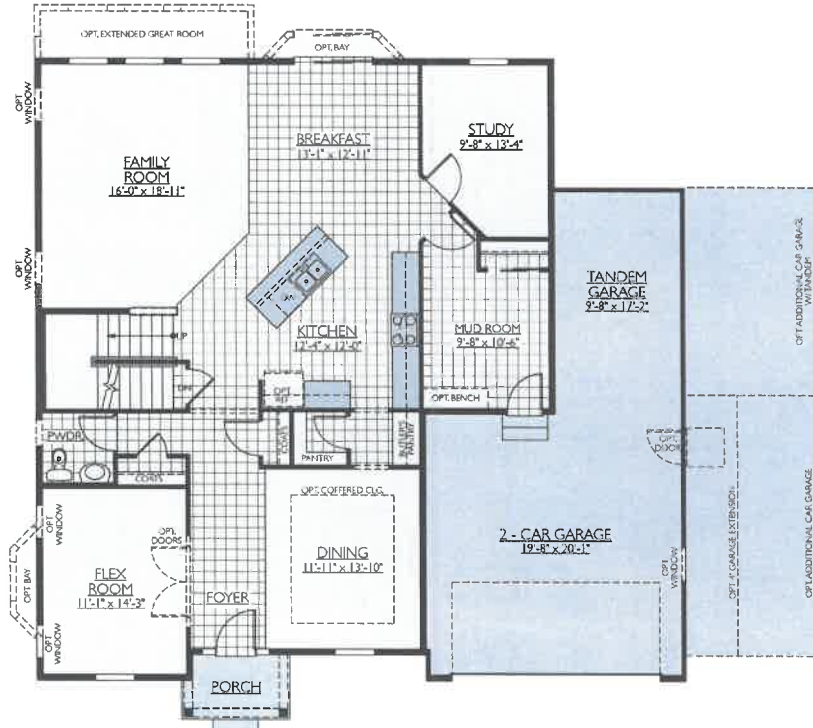


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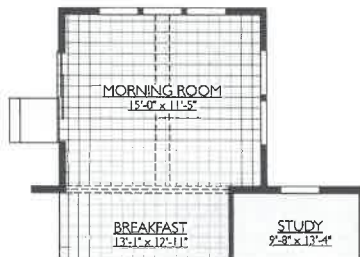
The Jordan - First Floor & Options

Second Floor & Options

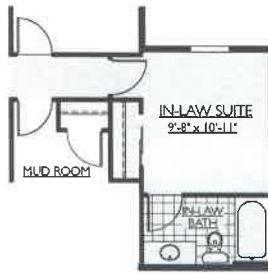
For more ways to personalize your home, visit www.WilliamRyanHomes.com



OPT. MULTI-GEN SUITE
IN LIEU OF FLEX ROOM



OPT. MORNING
ROOM



OPT. IN-LAW SUITE
IN LIEU OF TANDEM



OPT. REAR FIREPLACE

OPT. CORNER FIREPLACE



OPT. SIDE FIREPLACE



OPT. BEDROOM 5 AND BATH
IN LIEU OF LOFT

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The Jensen

3,927 to 4,206 Square Feet
 5 Bedrooms • 3.5 Baths • 2 Car Garage



Colonial



Prairie



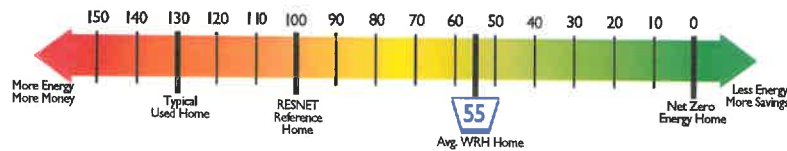
Williamsburg



Farmhouse



Cottage



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October 12, 2023

Re: Amendment to Exhibit E of the Developers Agreement for the Maple Grove Preserve SF development (know as Sussex Preserve)

Dear Gabe:

As Declarant for the Sussex Preserve Development, I make the following statements and requests with regard to the architectural plans at Sussex preserve.

With regard to Sussex Preserve lot 119, I do approve homes at less than 2000 SF to be built in Sussex Preserve.

I have attached our current set of floor plans and elevations for consideration by the ARB. I thought it best to have a clean set of what we offer. The majority of these plans are identical to the original plans, but underwent name changes for minor tweaks on the insides of the homes. Items like option Gen Suites, Chef's kitchens etc, so as not to confuse them with other plans while being built.

We did insert some new floor plans based on the ever changing market. The Fulton, Sarasota, Jordan are the newer designs. They are consistent with existing product and still follow the Historic Americana theme we have at Sussex. (Cottage, Prairie Williamsburg and Colonial).

Regards,

Deborah Beaver

Midwest Division President

dbeaver@wmryan.com

<http://www.williamryanhomes.com/wisconsin-new-home-communities>

