

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. <u>Discussion and possible action on model types of homes by William Ryan Builders to be</u> offered in the Sussex Preserve Subdivision.
- 4. Adjournment.

	ony LeDonne	
Chan	rperson	
Iorem	ov Smith	
Jeren	ny Smith	

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.

<u>Discussion and possible action on a drive-through monitor sign for Landmark Credit</u> 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

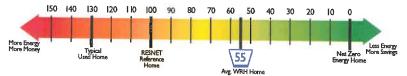
1,616 to 2,795 Square Feet 3 Bedrooms • 2 Baths • 2 Car Garage











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.

Every Home is a HERS Rated Home



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The Camden - 8' First Floor & Options

(OPT. 9' FIRST FLOOR)

BRAFAST FAMILY ROOM STENSON BEDROOM 3 108 × 120 BATH / CONT. BEDROOM 2 BATH / CONT. BATH / CONT. BATH / CONT. BEDROOM 2 BATH / CONT. BEDROOM 2 BATH / CONT. BATH / CONT. BEDROOM 2 BEDROOM 3 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDRO

Options

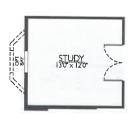
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OPT. REAR FIREPLACE



OPT. CORNER FIREPLACE



OPT. STUDY IN LIEU OF BEDROOM 3

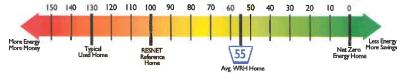


OPT. GARDEN BATH













The Fenway

 $1,678 \ to \ 2,432 \ Square \ Feet \\ 3 \ Bedrooms \ \cdot \ 2.5 \ Baths \ \cdot \ 2 \ Car \ Garage$





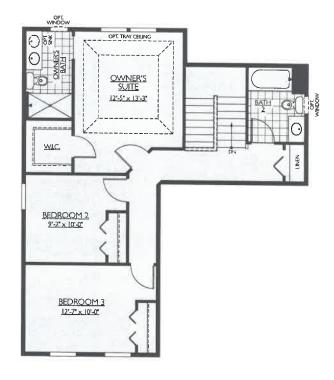


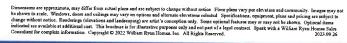
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The Fenway - 8' First Floor & Options

OPT, GREAT ROOM EXTENSION FAMILY ROOM 18'-0" x 13'-6" DINING 2 - CAR GARAGE 19'-7" x 19'-5" **PORCH** GREAT RM, 18'-0" × 17'-6" OPT. GREAT ROOM EXTENSION OPT. SIDE FIREPLACE OPT. CORNER FIREPLACE OPT. REAR FIREPLACE

Second Floor



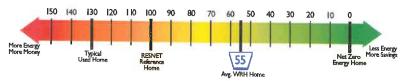
















The Fulton

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



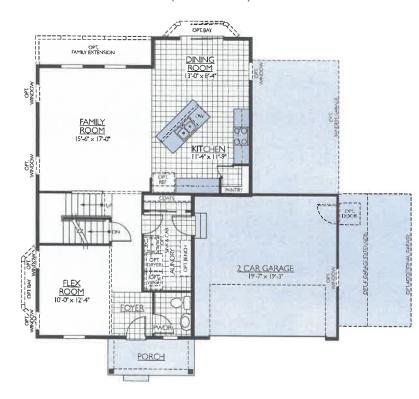




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The Fulton - 8' First Floor & Options

(OPT.9' FIRST FLOOR)









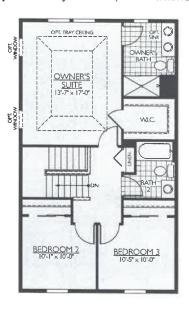
OPT. REAR FIREPLACE

OPT. SIDE FIREPLACE

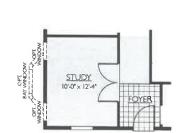
OPT. CORNER FIREPLACE

Second Floor & Options

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OPT. MULTI-GEN SUITE IN LIEU OF TANDEM

OPT. STUDY IN LIEU OF FLEX

OPT. STUDY IN LIEU OF TANDEM

















The Carlysle

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







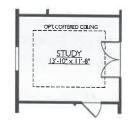
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The Carlysle - First Floor & Options

BREAKFAST ROOM 13'-0" x 10'-6" BEDROOM 2 11'-5" x 11'-8" OPT.

Options

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OPT. STUDY IN LIEU OF BEDROOM 2

OPT. DESIGNER OWNERS BATH





OPT. REAR FIREPLACE

OPT. CORNER FIREPLACE



If opt, tandem garage is aelected, Window at owner's bath and opt, window at owner's suite are unavailable



The Fordham

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

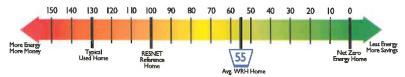








Cottage



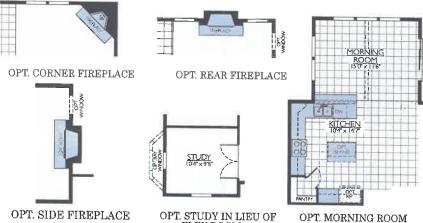
At William Ryan Homes, our new homes are built with state-of-the-art, energy-saving building systems. The HERS Index is a scoring system established by the residential Energy Services Network (RESNET). The lower the HERS Index, the more efficient the home, which means you save more energy and money. 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 - First Floor & Options



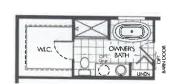


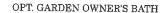
FLEX ROOM

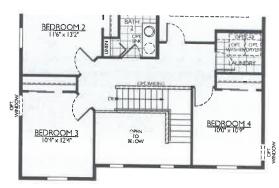
Second Floor & Options

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OPT. BEDROOM 4

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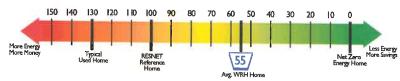
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The Coventry

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





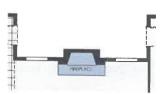
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The Coventry - First Floor & Options



Options

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OPT. REAR FIREPLACE



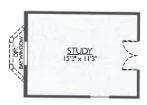
OPT. DESIGNER OWNER'S BATH



OPT. CORNER FIREPLACE



OPT. BAY AT REAR



OPT. STUDY IN LIEU OF BEDROOM 3



OPT. BAY AT SIDE

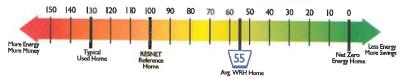


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The Sarasota

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

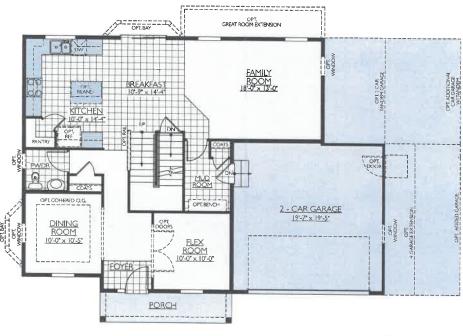






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The Sarasota - First Floor & Options











OPT. MULTI-GEN IN LIEU OF DINING



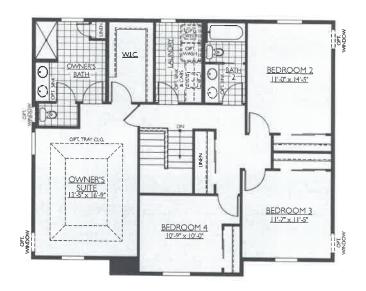
OPT. SIDE FIREPLACE



OPT. CORNER FIREPLACE

Second Floor & Options

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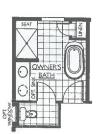




OPT. LOFT IN LIEU OF BEDROOM 4



OPT. GARDEN OWNER'S BATH



OPT. DESIGNER OWNER'S BATH

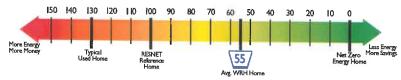
















The Cape May

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





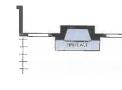


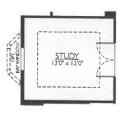
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The Cape May - 8' First Floor & Options







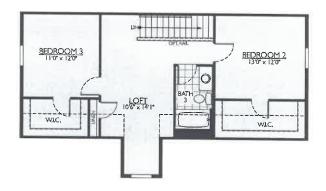


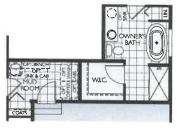
OPT. CORNER FIREPLACE

OPT. REAR FIREPLACE OPT. STUDY IN LIEU OF DINING

Second Floor & Options

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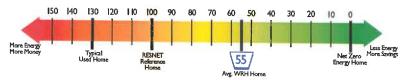


OPT. GARDEN OWNER'S BATH













The Sheridan

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



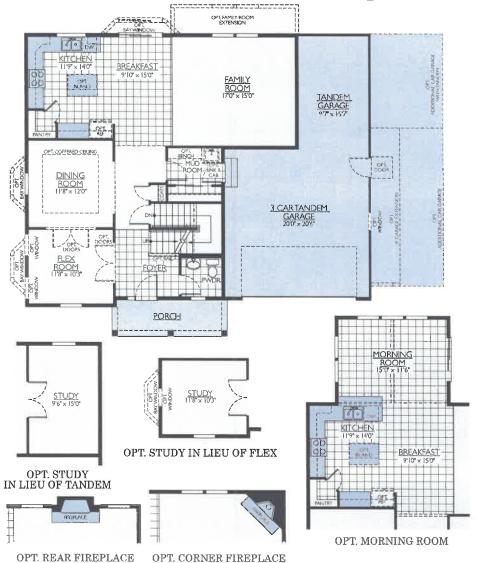




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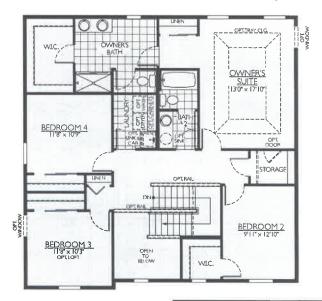
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The Sheridan - First Floor & Options

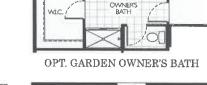


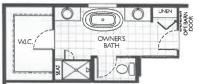
Second Floor & Options

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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

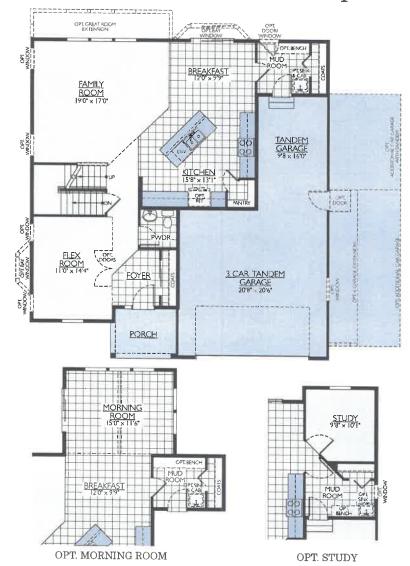






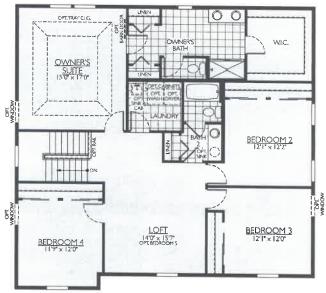
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The Sulton - First Floor & Options

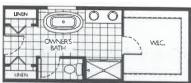


Second Floor & Options

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OPT. GARDEN OWNER'S BATH



OPT. BEDROOM 5

OPT. DESIGNER OWNER'S BATH

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William Ryan Homes
Making Homes Personal

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Options

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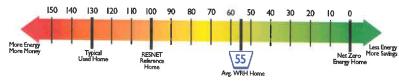
OPT. REAR FIREPLACE



OPT. SIDE FIREPLACE







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The Jericho

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











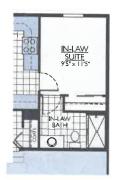
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The Jericho - First Floor & Options

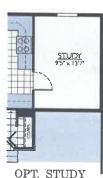




OPT. MORNING ROOM



OPT. IN-LAW SUITE ILO TANDEM



OPT. STUDY ILO TANDEM

Second Floor & Options

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The Jordan

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







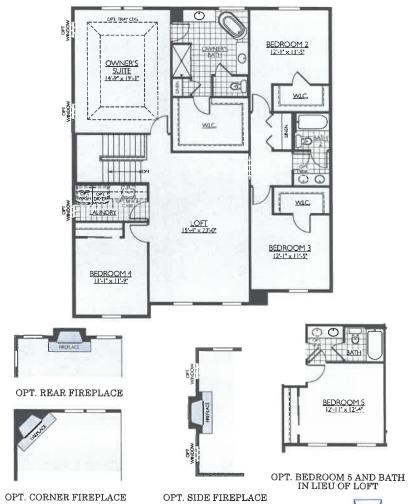
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The Jordan - First Floor & Options



Second Floor & Options

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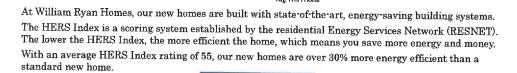


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RESNET Reference Home 10 0



The Jensen

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

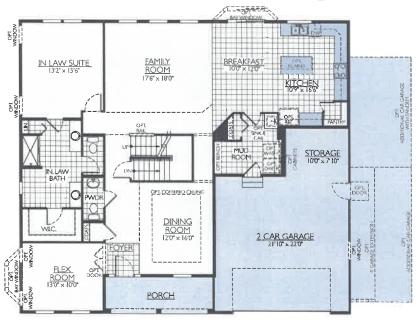


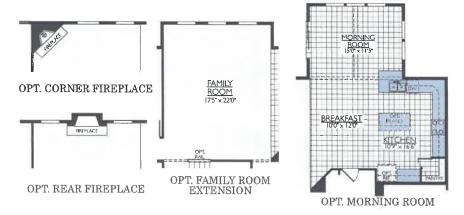




Dimensions are approximate, may differ from textual place and are subject to change without notice. Floor plans vary per elevation and community. Images may not be above to exale. Windows, doors and ceilings may vary on options and themset elevations achieved. Specifications, copingment, place and pricing are subject to change without notice. Renderings (elevations and indicapping) are artial a conception only. Some optional features may or may not be shown. Optional features medicated to evolutible at additional cut. This brechure is for illustrative purposes only and not part of a legal contract. Speak with a William Ryan Home. Select Consultant for complete information. Copyright O 2021 William Ryan Homes, Inc. All Rights Reserved.

Jensen - First Floor & Options





Second Floor & Options

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We Make it Easy

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



