



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, February 7, 2024
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 December 6, 2023.
3. Discussion and possible action on types of model homes offered by Tim O'Brien Homes 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 December 6, 2023.

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

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

Members absent: None

Others present: Gabe Gilbertson, Community Development Director

Consideration and possible action on the minutes of November 1, 2023.

A motion Smith, seconded by Foxe to approve the minutes of the meeting held on November 1, 2023.

All ayes, motion carried.

Discussion and possible action on model types of homes by William Ryan Builders to be offered in the Sussex Preserve Subdivision.

A motion by President LeDonne, seconded by Knapp to approve the new model types of homes by William Ryan Builders in the Sussex Preserve Subdivision subject to maintaining the 2,000 square foot minimum as currently required by the Sussex Preserve Land Covenants.

All ayes, motion carried.

A motion by President LeDonne, seconded by Riedel to adjourn the meeting at 4:21 pm.

All ayes, motion carried.

Respectfully submitted,
Jeremy Smith, Village Administrator



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REQUEST FOR ARCHITECTURAL REVIEW BOARD

The ARB reviews projects after conceptual review has been made by staff and the Plan Commission. The ARB determines if the project meets the Village of Sussex Design Standards established to ensure high quality buildings. A copy of the Design Standards can be found on our Village website www.villagesussex.org. The ARB makes a recommendation to the Plan Commission of its findings.

The fee for the project review is \$125.00 check made payable to the Village of Sussex. (All fees are non-refundable).

ARB meetings are held on the first Wednesday of the month at 10:00 a.m. at the 2nd floor Committee Room at the Sussex Civic Center.

SUBMITTAL REQUIREMENTS:

Paid 2/1/24
Check No. 0012774

The following must be submitted 10 business days prior to the meeting date:

For new construction

1 full set of plans with Plan Commission requested revisions*. (Refer to the Site Plan Review Checklist) 6 reduced copies.

Miscellaneous projects:

6 copies of project to be reviewed preferred size 11x17 in color. (Building elevations, site plan, lighting plan, landscape plan and sign plan).

Project Name Sussex Preserve Subdivision

Location Maple Avenue and Sussex Preserve Blvd

Contact person for meeting and minutes: Deborah Beaver

E-mail address: dbeaver@wmryan.com Phone #: 847-421-5726

Please bring to the meeting building material samples and display boards.

Village contact:

Gabe Gilbertson
Community Development Director
(262)246-5215 ggilbertson@villagesussex.org

*Staff will review and may make additional requests for changes and require new plans submitted prior to deadline date.



December 14, 2023

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

Dear Gabe:

William Ryan Homes has sold the balance of its vacant land inventory to Tim O'Brien Homes. (18 vacant lots)

As Declarant for the Sussex Preserve Development, I am approving the following 15 plans to be built at Sussex Preserve as they meet the ARC requirements within the CCRs.

As a note for some and a reminder for others, a portion of Sussex Preserve was always meant to have a custom home section, or an area we would sell land to Tim O'Brien.

I ask that the ARB approve the Tim O'Brien plans for approval in Sussex Preserve as well.

Should you have any questions, please contact me.

Regards,

Deborah Beaver

Midwest Division President

dbeaver@wmryan.com

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



Attached: Alpine, Azalea, Birchwood, Clare, Evergreen, Holly, Juneberry, Kendall, Maple, Monterey, Mulberry, Savannah, Sweet Briar, Walnut, Wicklow

Cc: Tim O'Brien, Dan Lowery, Pete Lange

Invoice Date	Invoice Number	P.O. Number	Coding	Description	Auto-Pay	Gross Amount	Adjustment	Net Amount
12/21/23	ARB APP SX FOR T...		24010-8888-0095	8888 VACANT		125.00	.00	125.00
Check 0012774 Total						125.00	.00	125.00

William Ryan Homes Wisconsin, Inc.
 2425 S Stoughton Rd
 Madison, WI 53716

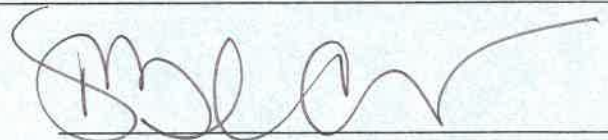
Fifth Third Bank
 Cincinnati, OH

0012774

DATE
12/21/2023

AMOUNT
\$125.00

One Hundred Twenty Five and 00/100 Dollars



PAY TO THE ORDER OF
VILLAGE OF SUSSEX
N64 W23760 MAIN STREET
SUSSEX, WI 53089
00829 M

⑈0012774⑈ ⑆042000314⑆ 7028961840⑈

Alpine

(Compare to WRH Fordham below)

2281 Sq ft.



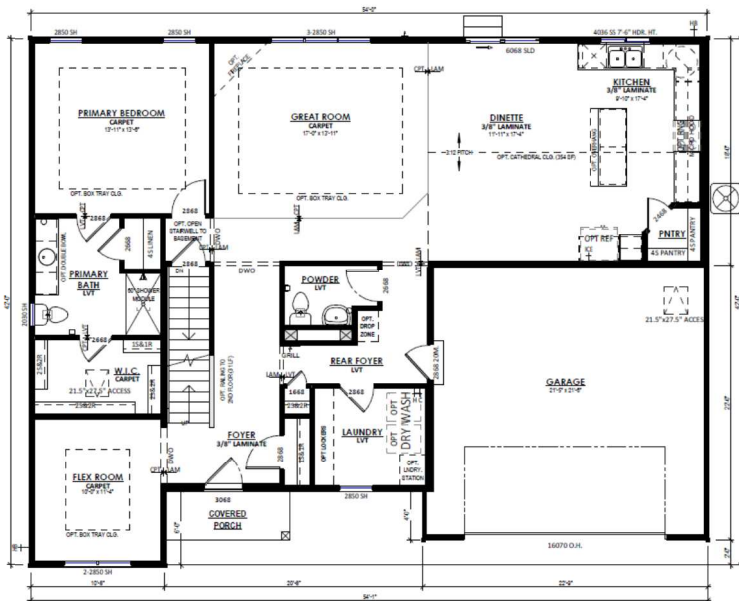
Cottage



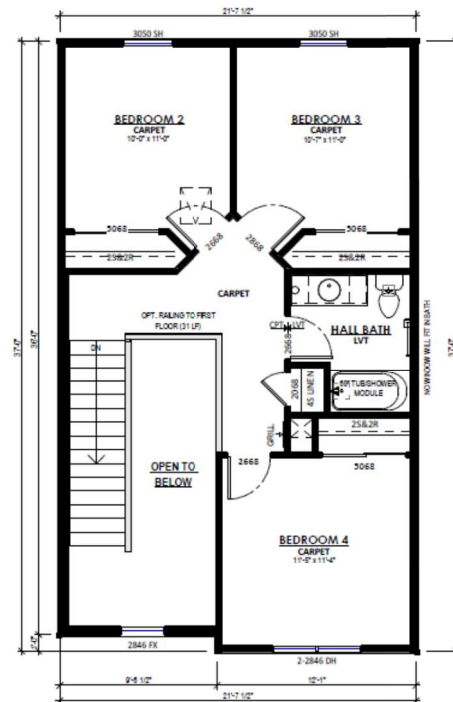
Farmhouse



Craftsman



First Floor



Second Floor

The Fordham

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



Cottage



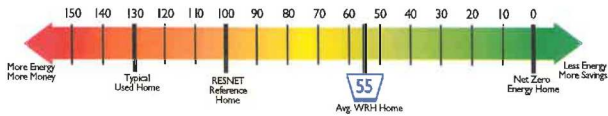
Williamsburg



Colonial



Farmhouse



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 in options and alternate elevations selected. Specifications, equipment, plans and pricing are subject to change without notice. Landscaping 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 © 2013 William Ryan Homes, Inc. All Rights Reserved.

Azalea

(Compare to WRH Jericho below)

3003 Sq ft.



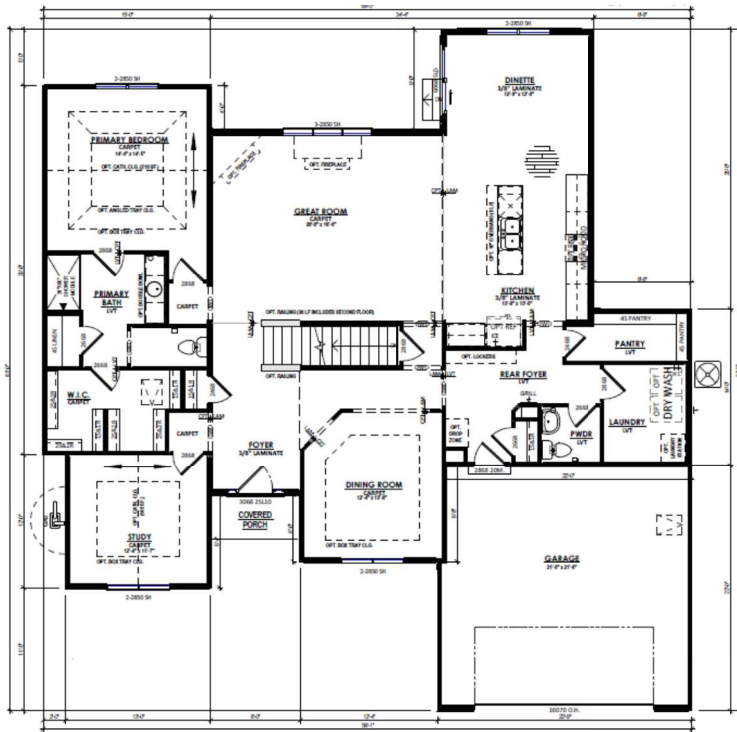
Traditional



Classic



Craftsman



First Floor



Second Floor

Options

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



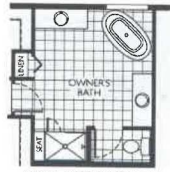
OPT. REAR FIREPLACE



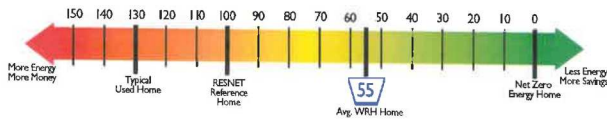
OPT. SIDE FIREPLACE



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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Birchwood

(Compare to WRH Sulton below)

2680 Sq ft.



Traditional



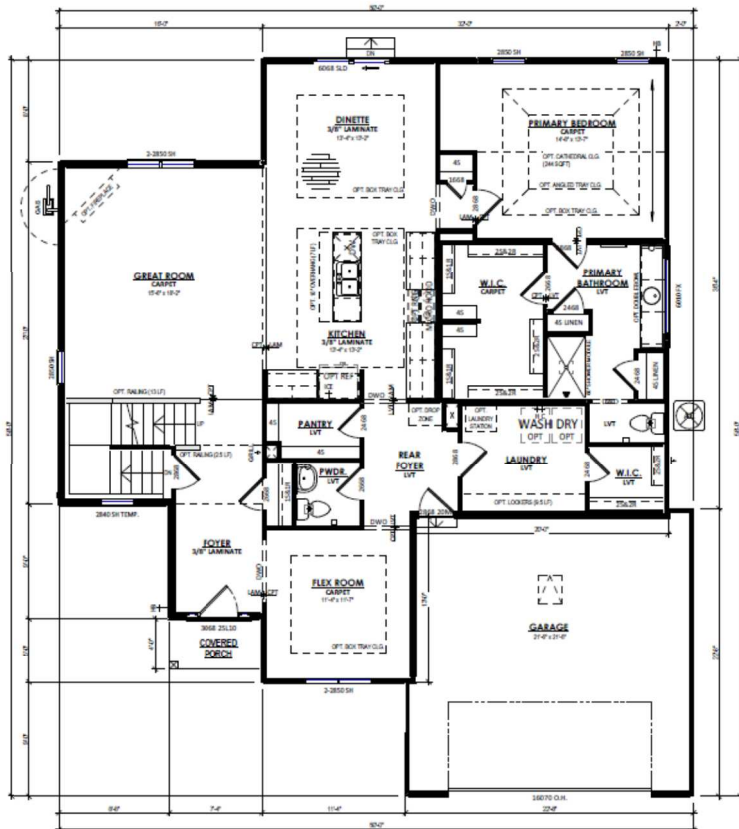
Craftsman



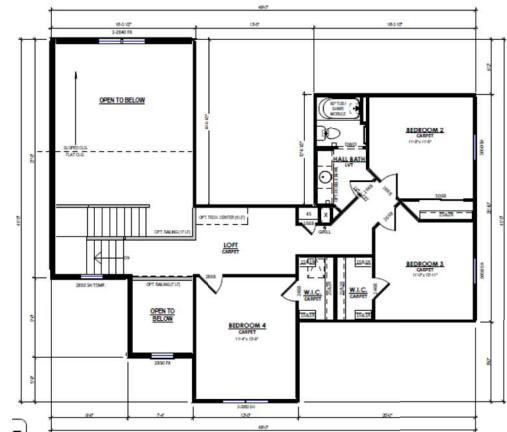
English



Farmhouse



First Floor



Second Floor

The Sulton

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



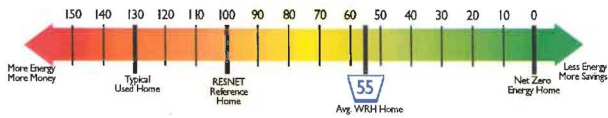
Cottage



Farmhouse



Williamsburg



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Colonial



Prairie

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Clare

(Compare to WRH Cape May below)

2592 Sq ft.



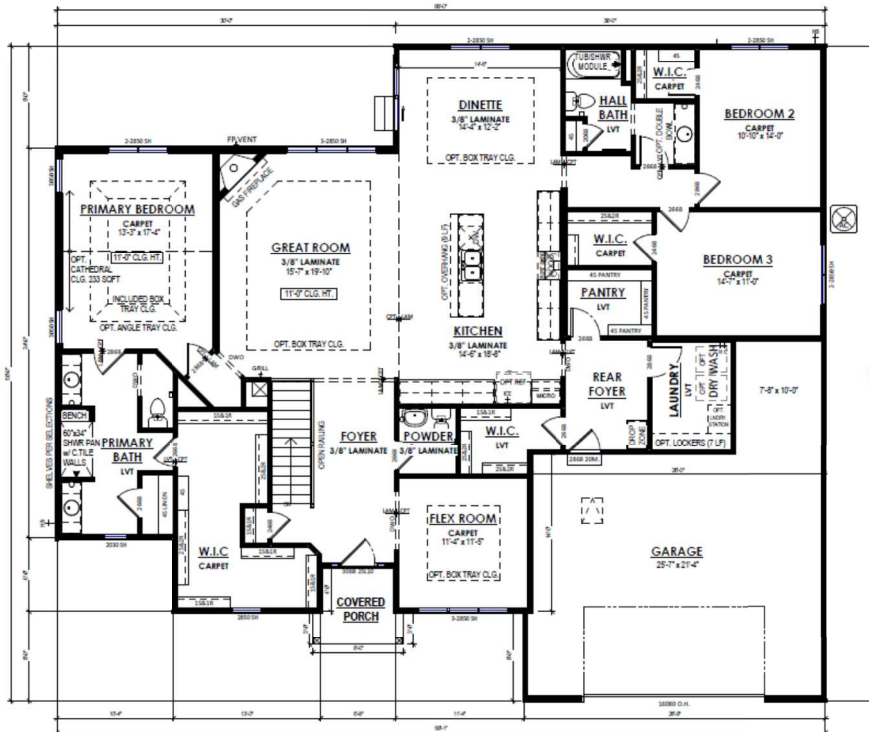
Traditional



Craftsman



Farmhouse



First Floor

The Cape May

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



Farmhouse



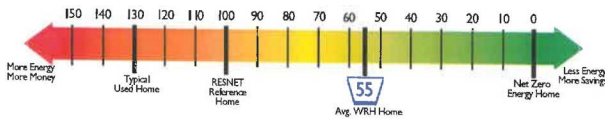
Colonial



Cottage



Williamsburg



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RESNET EnergySmart
 Builder
 Every Home is a HERS Rated Home



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Evergreen

(Compare to WRH Sarasota below)

2405 Sq ft.



Traditional



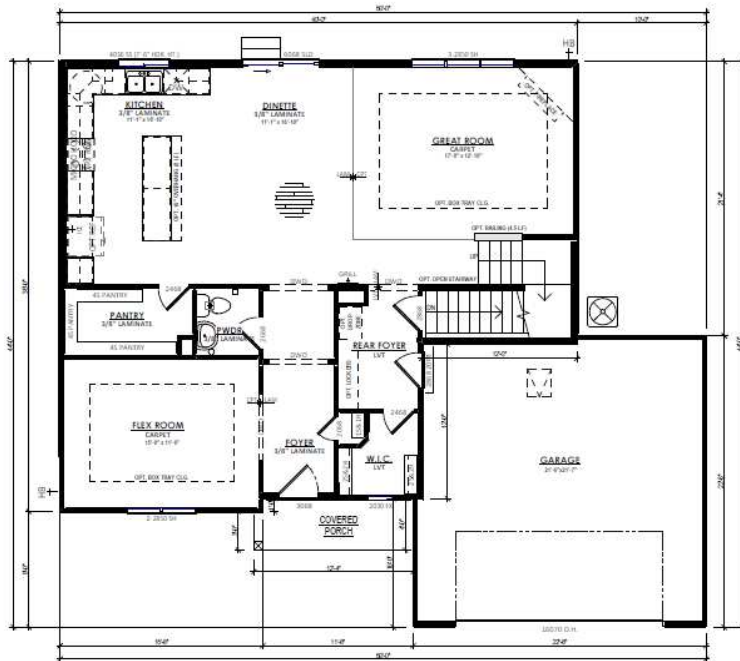
Craftsman



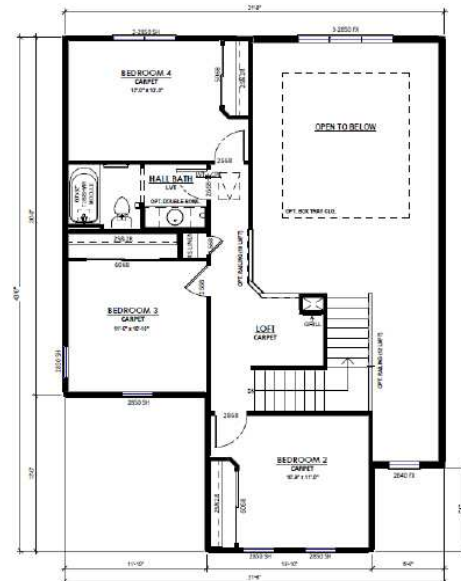
French Country



Farmhouse



First Floor



Second Floor



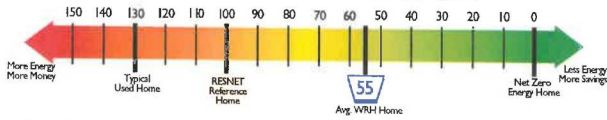
Williamsbury



Prairie



Colonial



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The Sarasota

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



Cottage



Farmhouse

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Holly

(Compare to WRH Carlisle below)

1971 Sq ft.



Traditional



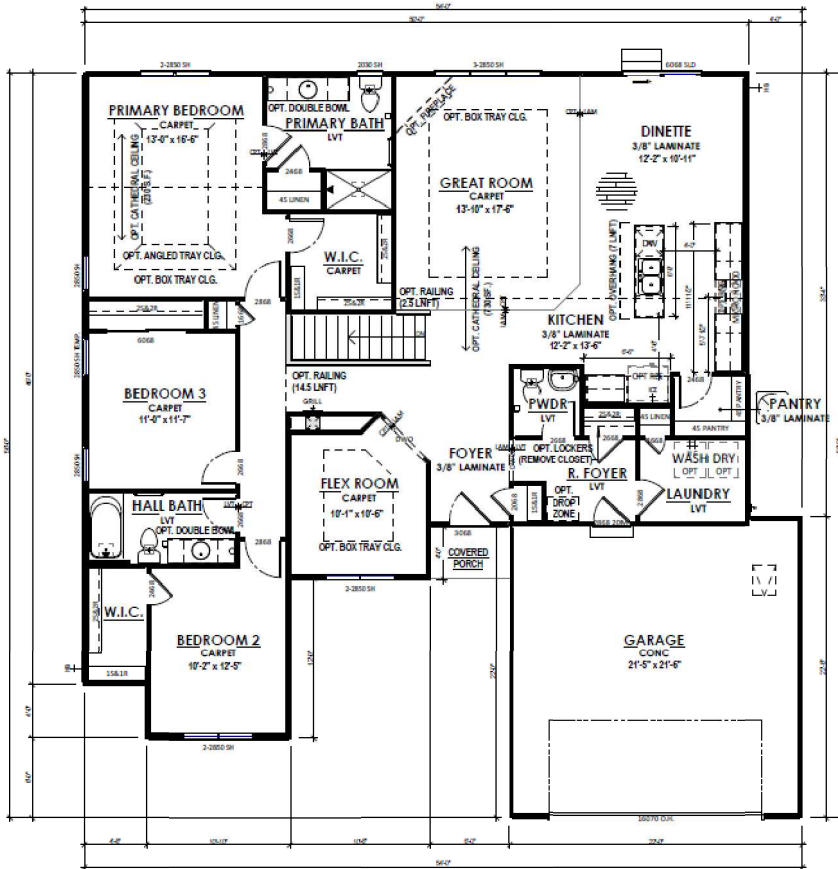
Craftsman



French Country



Farmhouse



First Floor

The Carlysle

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



Colonial



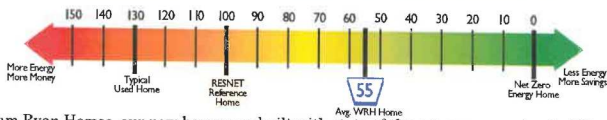
Farmhouse



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.

RESNET EnergySmart
 Builder
 Every Home is a HERS Rated Home



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Juneberry

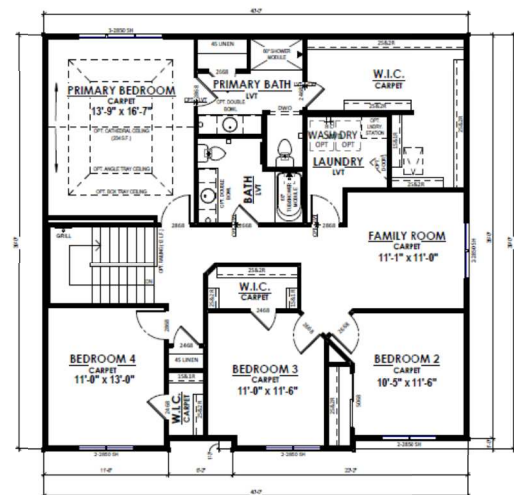
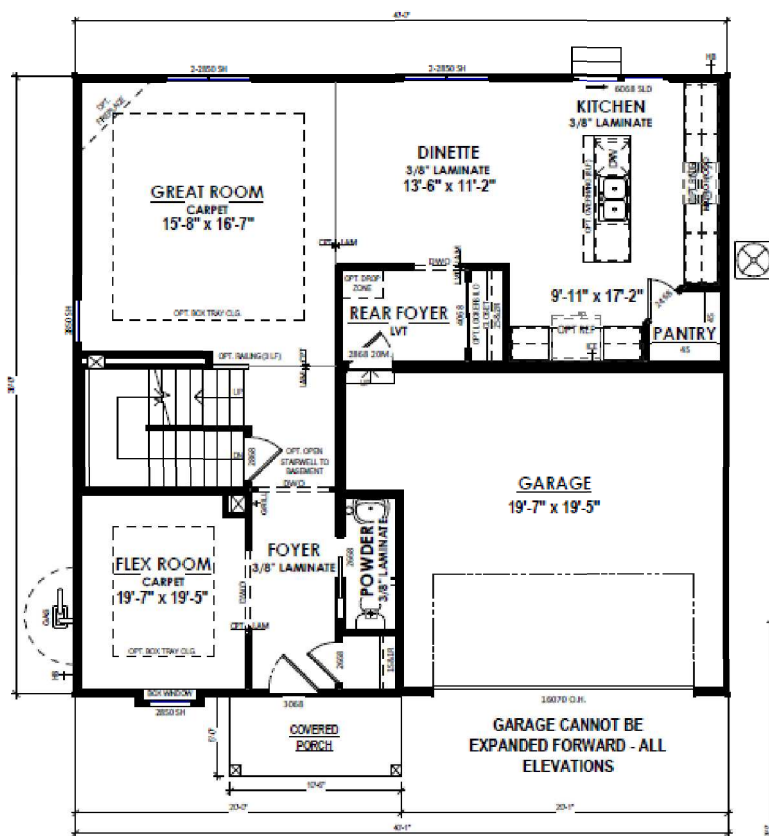
2635 Sq ft.



Farmhouse



English



Kendall

2117 Sq ft.



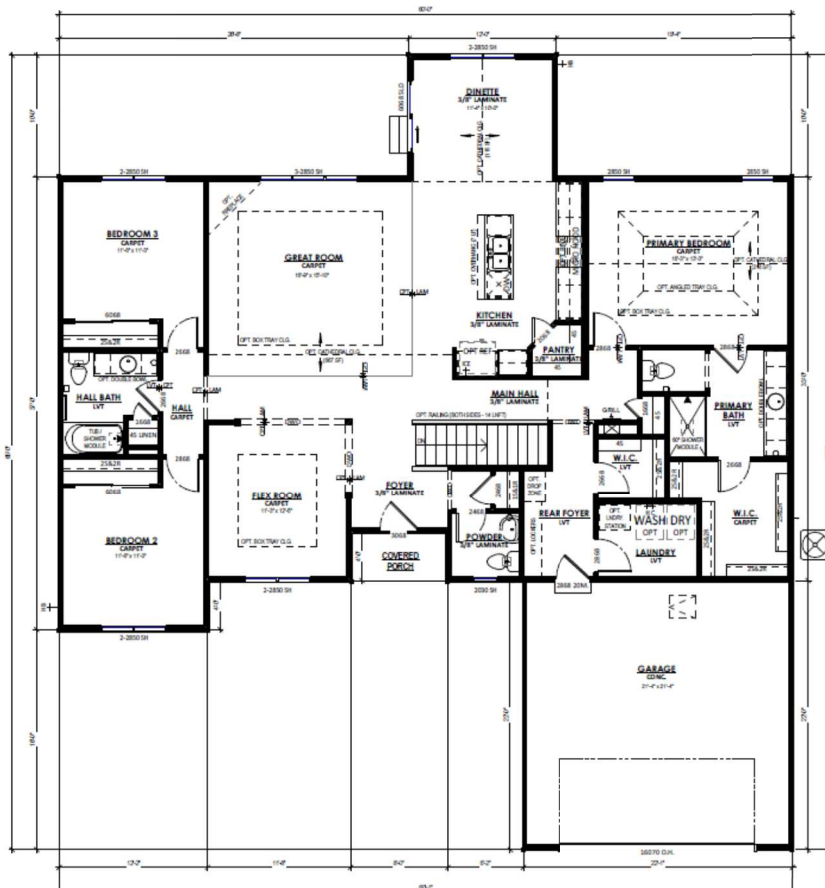
Craftsman



Farmhouse



Traditional



First Floor

Lavender

1734 Sq ft.



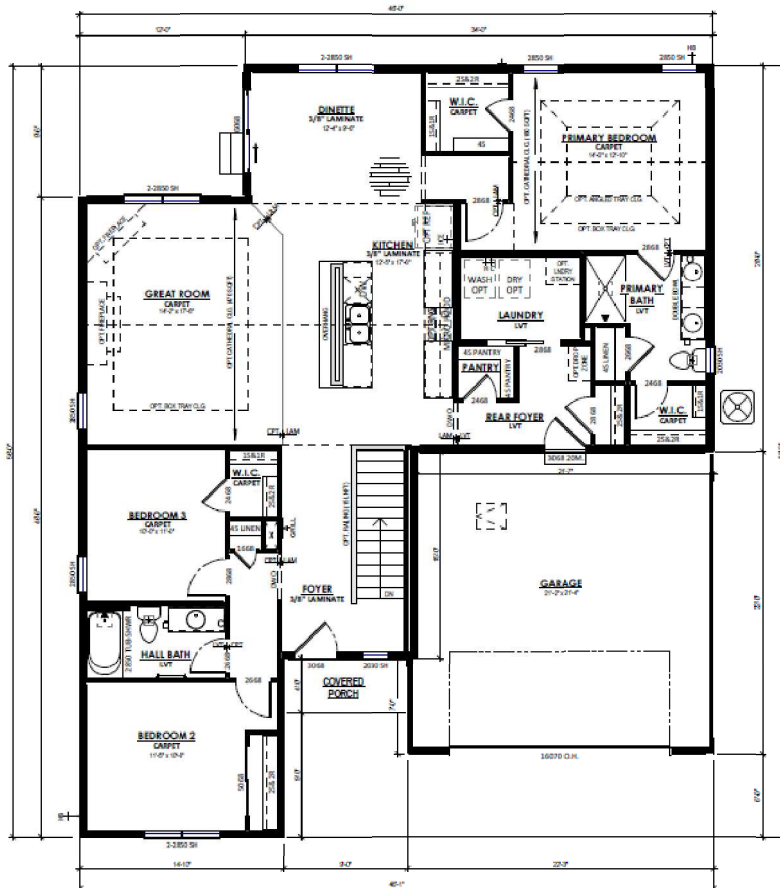
English



Craftsman



Farmhouse



First Floor

Maple

2652 Sq ft.



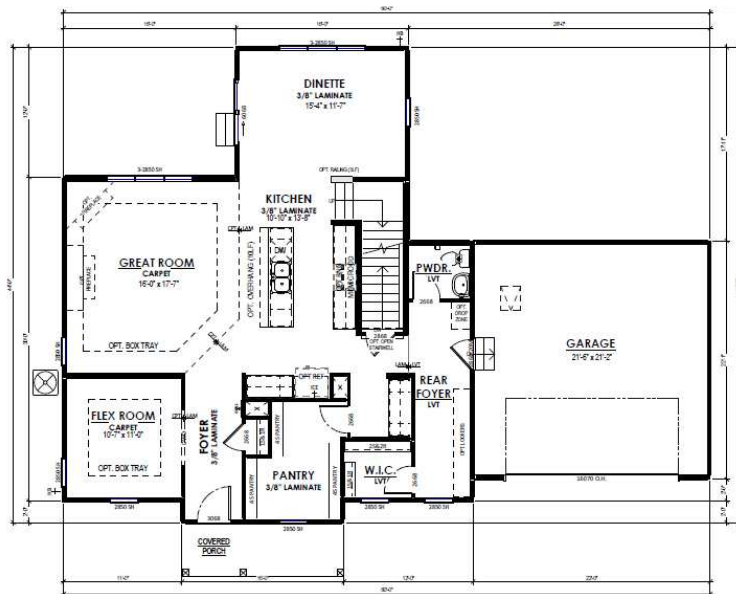
English



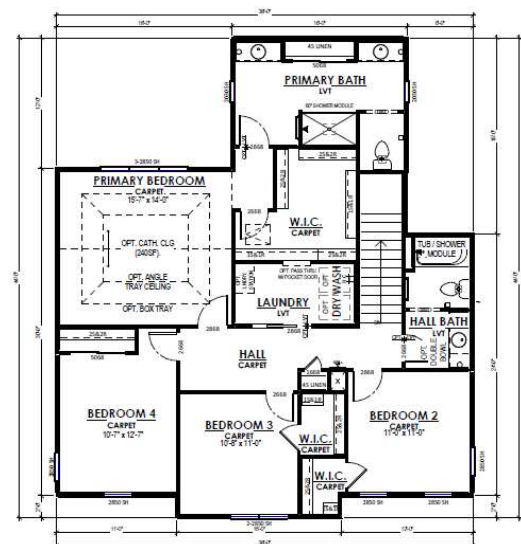
Craftsman



Traditional



First Floor



Second Floor

Monterey

2479 Sq ft.



French Country



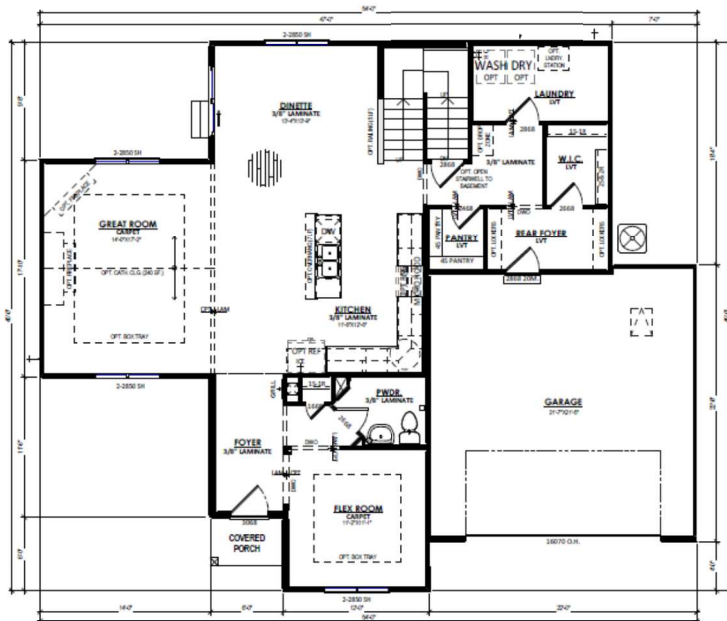
Craftsman



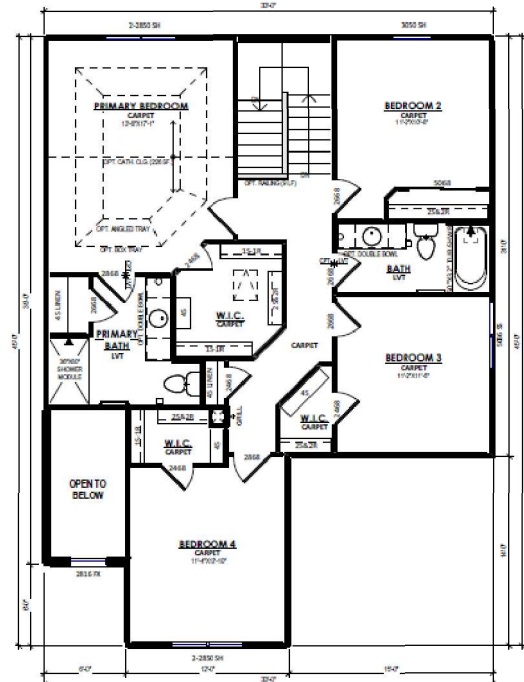
Farmhouse



Traditional



First Floor



Second Floor

Mulberry

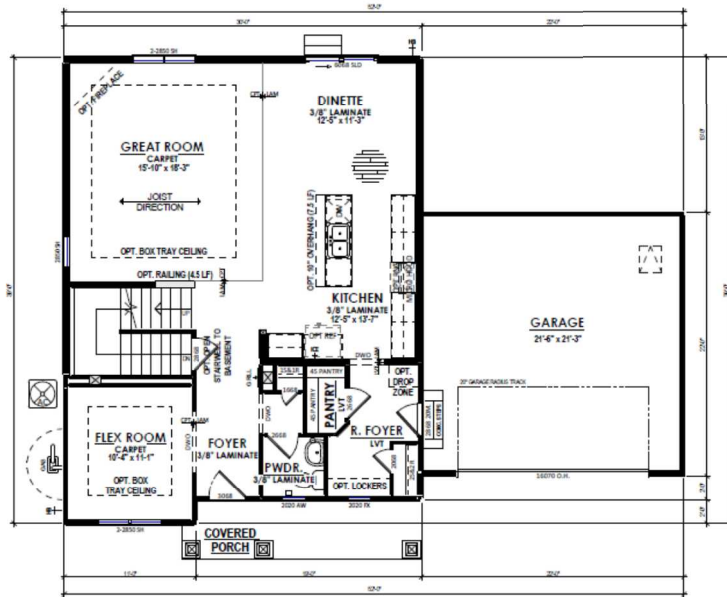
2264 Sq ft.



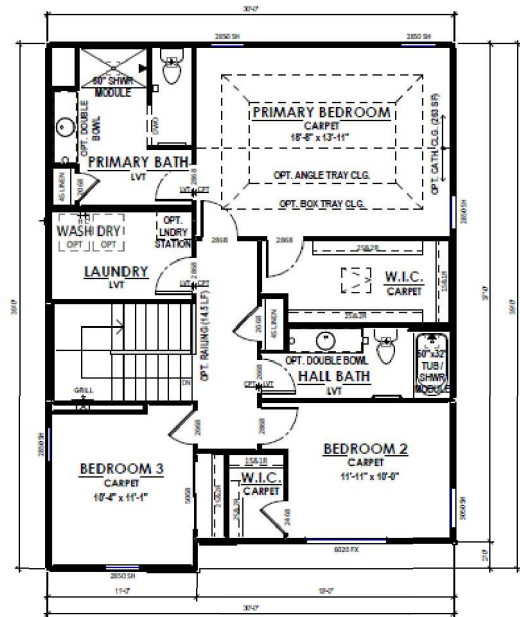
Farmhouse



Craftsman



First Floor



Second Floor

Savannah

2445 Sq ft.



Traditional



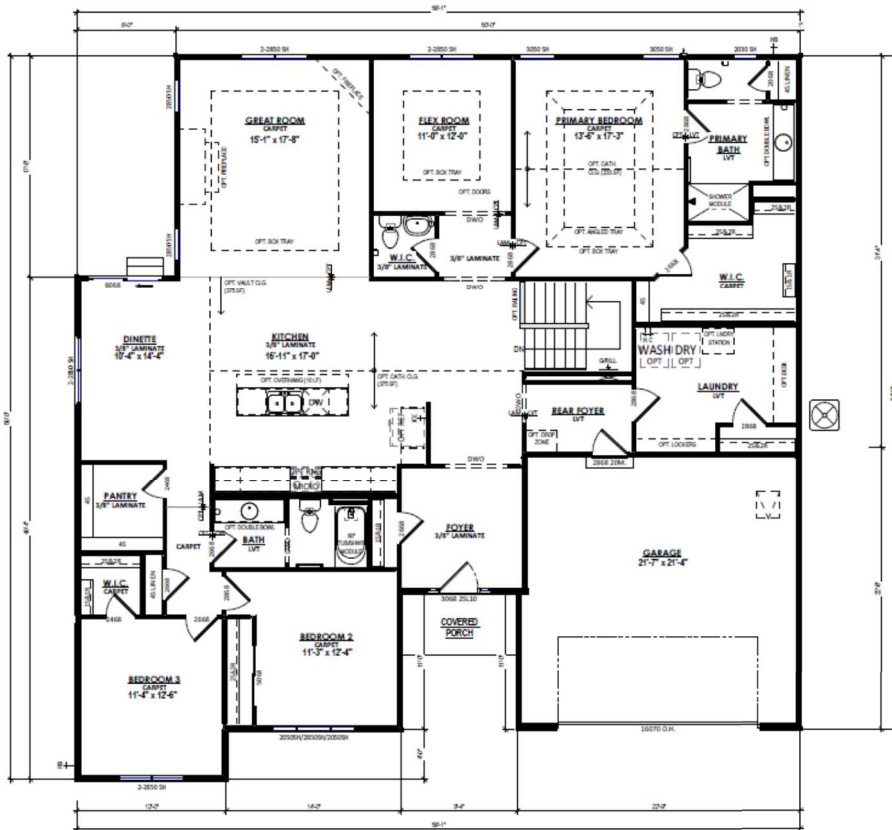
Farmhouse



Craftsman



French Country



First Floor

Sweetbriar

2510 Sq ft.



Craftsman



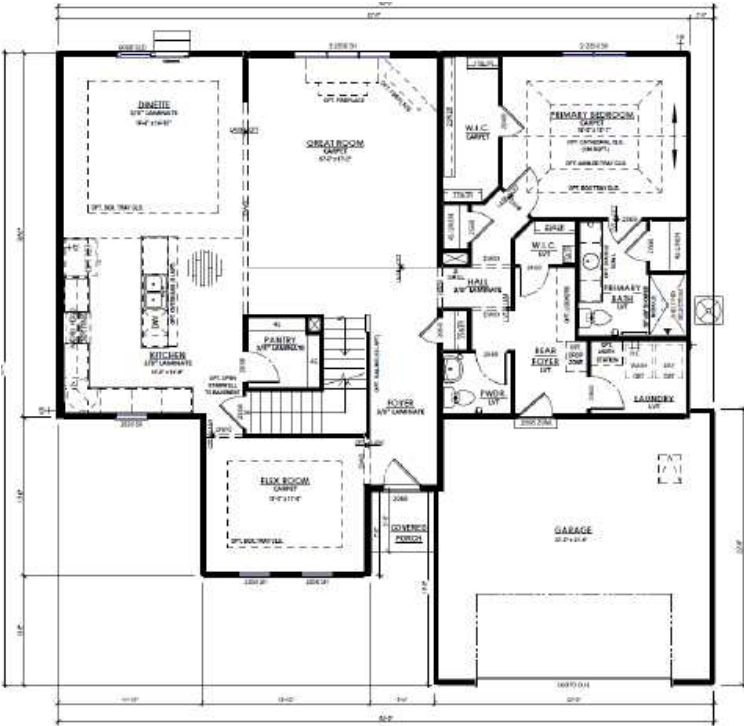
Farmhouse



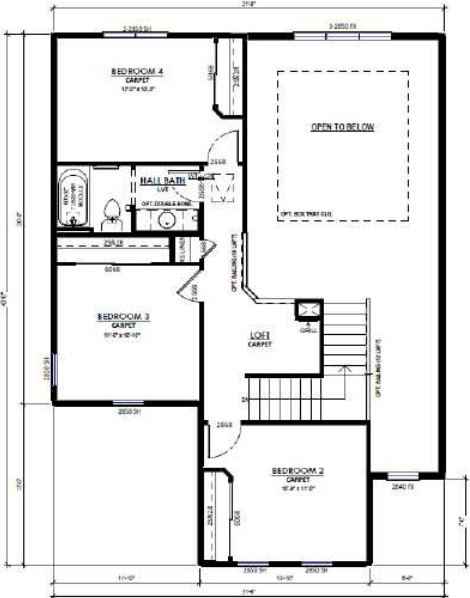
French Country



Traditional



First Floor



Second Floor

Walnut

2086 Sq ft.



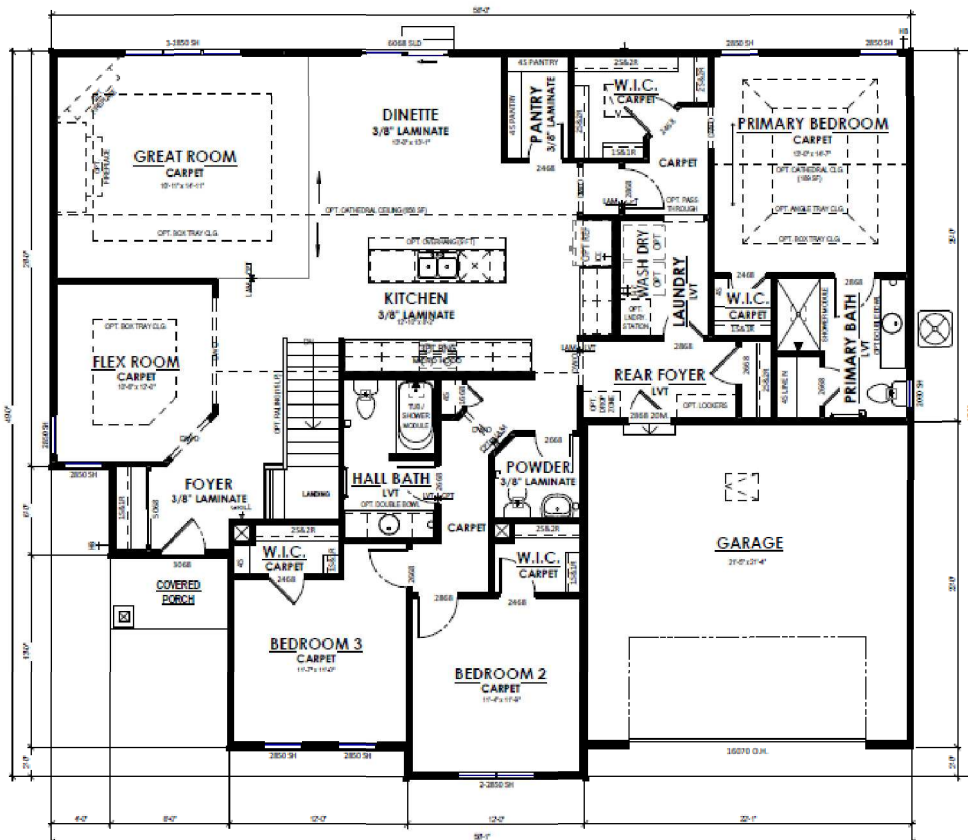
Traditional



Farmhouse



Craftsman



First Floor