

VILLAGE OF SUSSEX  
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on April 2, 2025.

Village Staff called the meeting to order at 4:02 p.m.

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

Members absent: Stacey Reidel

Others present: Gabe Gilbertson, Community Development Director

**Consideration and possible action on the minutes of February 5, 2025 meeting.**

A motion by Smith, seconded by Foxe to approve the minutes of the meeting held on February 5, 2025.

All ayes, motion carried.

**Discussion and possible action on a site plan, landscape plan, architecture plan, and lighting plan for Mead and Hunt and a new industrial building located at W220N5603 Town Line Rd.**

A motion by Kanpp, second by President LeDonne to approve the site plan, landscape plan, architecture plan, and lighting plan for the new industrial building located at W220N5603 Town Line Rd, subject to standard conditions of Exhibit A, and the following conditions:

1. The Village Board approving the submitted Land Use Amendment to the Industrial Land Use Classification and the Rezoning of the property to the BP-1 Business Park Zoning District.
2. Compliance with any comments and conditions of the Engineering Department.
3. All rooftop mounted HVAC units shall be screened.
4. Submitting a revised landscape plan that addresses the following:
  - a. Provides screening between the loading dock area and the rear property line where the pavement is 5' from the property line.
  - b. Provides details for the proposed fence screening the loading docks on the side of the building.
5. An approved Tree Mitigation plan from the Park Board.
6. Submitting a proposed "Sussex" welcome sign in lieu of installing the ornamental streetlights for the Plan Commission to review and final action at Architectural Review Board.

All ayes, motion carried.

A motion by President LeDonne, seconded by Foxe to adjourn the meeting at 4:24 pm.

All ayes, motion carried.

Respectfully submitted,  
Jeremy Smith, Village Administrator