

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on August 6, 2025.

Motion by Fox, Second by Smith to appoint Member Knapp as chairperson.

All ayes, motion carried.

Knapp called the meeting to order at 4:03 p.m.

Members present: Mike Smith, Gary Foxe, and Mike Knapp.

Members absent: Anthony LeDonne

Others present: Gabe Gilbertson, Community Development Director

Consideration and possible action on the minutes of July 8, 2025.

A motion by Foxe, seconded by Foxe to approve the minutes of the meeting held on July 8, 2025.

All ayes, motion carried.

Discussion and possible action on a mural for Tony Maronni's located at N63W23951 Main St.

Toni Maronni with Tony Maronni's Pizza, N63W23951 Main St was present to discuss the project with the Board.

A motion by Foxe, seconded by Smith to approve a mural for Tony Marroni's located at N63W23951 Main St with the understanding the mural will undergo modifications as it is refined.

All ayes, motion carried.

Discussion and possible action on a monument sign for Dynamic Ratings located at N53W25314 Highlands Ct.

Jainia Westphal with Lemberg Electric, 4085 N 128th St, Brookfield, WI 53005 was present to address the ARB.

A motion by Smith, seconded by Foxe, to approve the submitted sign application subject to the monument sign using a concrete base and because the sign design is consistent with the architecture of the main building.

All ayes, motion carried.

Discussion and possible action on plans for Culver's restaurant located at W249N6424 State Highway 164.

Motion by Smith, seconded by Foxe, to approve the Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for Culvers located at W249N6424 State Highway 164 subject to the following conditions:

1. Submitting a revised site plan with details for amount of greenspace.
2. Light fixture mounting height shall not exceed 25'.
3. Submitting revised elevations for the west side that meets the minimum 33% window and door opening requirements.
4. Submitting a revised landscape plan that lists hardwood mulch rather than stone mulch in the planting beds.
5. Light pole bases shall be painted to match the building. Submit details to Staff for review.

All ayes, motion carried.

Discussion and possible action on plans for a Tommy's Car Wash in association with a Conditional Use Permit located at W249N6438 State Highway 164.

Motion by Foxe, seconded by Smith, to approve the plans for a Tommy's Car Wash in association with a Conditional Use Permit and approve the reduced window and door opening percentage on the west elevation located at W249N6438 State Highway 164, subject to the following conditions:

1. The Plan Commission approving the Conditional Use Permit for the proposed Tommy's Car Wash.
2. Submitting a revised lighting plan that meets the requirements of the Municipal Code to Staff for review.
3. Submitting a revised landscape plan that includes hardwood mulch rather than stone mulch to Staff for review.
4. Submitting elevations that include the trash enclosure and properly label the materials on the building with the corresponding material key for Staff to review.
5. Light pole bases shall be painted to match the building and details submitted to Staff for review.
6. Building materials shall be of natural materials with the exception of the architectural "Sunburst" feature details.
7. Submitting revised elevations that note the black panels on the west elevation to be gloss black to mimic the appearance of spandrel glass and include new calculations for windows and doors on the west elevation.

All ayes, motion carried.

Motion by Knapp, seconded by Smith, to adjourn. Meeting adjourned at 4:56 pm.

All ayes, motion carried.

A motion by President LeDonne, seconded by Foxe to adjourn the meeting at 4:29 pm.

All ayes, motion carried.

Respectfully submitted,
Jeremy Smith, Village Administrator

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