

Redford Hills, Sussex, WI

Architectural Approval Requirements for New Construction

The Owner(s) of such property shall submit to the ACC for consideration as described below three copies of written information, which shall include a staked out survey of such property prepared by, and bearing the seal of, a licensed surveyor, ("Drawings") showing:

1. The location, size elevations and type of Building(s) and other improvements, including, but not limited to, homes, garages, retaining walls and fences or other matters proposed to be erected or reconstructed on such property;
2. Detailed plans and specifications for construction or reconstruction, including building material, type and color samples;
3. The proposed landscaping (which will be completed within one year following occupancy permit issuance); and
4. The proposed location and specifications for utilities servicing such improvements.

Submittal

1. Submit (3) Sets of plans drawn to 1/4" Scale. No PDF or electronic media submissions are acceptable.
2. Submit (3) Surveys drawn and printed to no less than 1" = 40' Scale bearing the seal of a licensed surveyor.
3. Material selections: Submit samples of all materials and color selections; or a "labeled" color photograph of all materials and color selections. (see attached sample photograph)

Two copies of ACC approved plans and surveys will be returned to you or your builder bearing the Redford Hills ACC stamp of approval, along with an ACC letter describing the approved home, yard grade, and color & material selections. You do not need additional Village of Sussex ACC approval. With the plans bearing the stamp of the Redford Hills ACC you will be able to submit for building permit.

Exterior Requirement Summary

- Setbacks: 30 Front/ 15 Side/ 25 Rear Yard
- One Story 1,900sq. ft. Minimum; Two Story 2,200 sq. ft. Minimum
- Driveway On High Side– recommended / likely enforced. Bldr. may have to provide grading plan @permit for any revisions to the Master Grading Plan.
- Garage Doors - Minimum 2, Maximum 4 cars, Overhead Garage Door – color to match trim or siding, or approved accent color.
- 4 Sided Shutters-If Used; 4 Sided Window Grids-If Used; Accent shutters acceptable on Front Elevation
- Sufficient Windows on all sides of house. No blank walls.
- Dimensional Shingles color Weathered Wood; and subtle Gray blends.

Espire

- 8/12 Minimum Roof Pitch
- Single Story Minimum Height 23' from Front Yard Grade, Exceptions for acceptable Prairie Architecture
- Siding Material/ Corner Boards/ Window Surrounds/Door Surrounds- Minimum 6" wide.
- 25% Masonry on Front Elevation- No picture framing. 2' Brick Returns on corners outside corners.
- No "B" vents through roof visible from the front elevation, whereas it must be covered with a chimney.