

# Redford Hills

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## REDFORD HILLS – VILLAGE OF SUSSEX FACT SHEET

- The Impact Fees for 2023 paid by Buyer at issuance of Building Permit
  - Sewer: \$6,010.00
  - Water: \$3,440.00
  - Park: \$2,975.69
  - Library: \$2,727.03
- Minimum dwelling living areas to be **1,900** square foot for a one story and **2,200** square foot for more than one story. The calculation of square footage will not include basement, exposed basement, attic, garage, porch or patio areas in the computation.
- All building plans, exterior design and location of each dwelling must be approved by the Architectural Control Committee (ACC). Submit (3) sets of plans; (3) certified stake out surveys; and actual color samples of all exterior building materials to Redford Hills Architectural Control Committee for approval.
- A construction deposit of \$2,000.00 will be collected from Lot owner at closing and held by Developer held until all improvements are complete, including landscaping and hard surface driveway. The purpose is to insure that the street pavement, right of way and street trees are maintained and protected from contractor debris or damage.
- Street Trees will be installed by the Developer and will be the lot owner's responsibility to protect and maintain said trees. The tree locations and type of tree will be per a Street Tree Plan approved by the Village of Sussex.
- The Architectural Control Committee will be SCI Real Estate, Inc., located at 5429 N. 118th Court, Milwaukee WI 53225; 414-466-0111 contact John Sileno.
- **The required minimum front set back is 30 feet from a street right-of-way, 15 feet on side yards and 25 feet for a rear yard.**
- Each residence on a Lot shall have an attached garage for not less than 2, nor more than 4 cars.
- Driveways to have a minimum of a 3' side yard setback.
- Driveways shall be constructed with a hard surface material acceptable to the ACC and installed within one year of occupancy permit issuance. Concrete and asphalt are acceptable hard surface materials.
- Buyer or Buyer's Builder is responsible to secure approval from the Village for a driveway curb opening. The Village will inspect the curb opening, sidewalk (if any) and curb and gutter adjacent to the entire lot width for damage. Buyer at Buyers sole expense will be responsible

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to replace any damaged sidewalk (if any) or curb and gutter. Any existing sidewalk adjacent to the driveway width will also need to be removed and re-poured at a thickness of 5”.

- Village of Sussex building permit fees include:
  - **\$50** curb/sidewalk and driveway installation.
  - **\$200 Plan Review Fee; plus \$.30** per square foot of all areas including house, garage, porch and basement
  - **\$30** per each fireplace
  - **\$40** for a state stamp
  - **\$160** for erosion control
- Yard Post Light installed by Buyer. Post Light to be selected by seller, and paid for by Buyer at time of closing. Post Light cost is estimated to be \$1,000. Post Light to be illuminated by “photo control” from dusk to dawn.
- No above ground swimming pools shall be allowed in the subdivision.
- No fence or wall of any height shall be permitted on any Lot except as a landscape feature or as a code requirement around an in ground swimming pool, both which must still be approved by the ACC. Below grade electric fencing for pet containment is allowed.
- **Arrowhead Area Public Schools:**
- Richmond School District (K-8)
- Arrowhead Union High School District
- **Village of Sussex Area School District: Hamilton School District**
  - Maple Avenue Elementary
  - Templeton Middle School
  - Hamilton High School
- The Village of Sussex tax rate for **2022** is **\$11.97** per \$1,000 of Assessed Value.
- Garbage service is provided by the Village of Sussex and is charged on your tax bill. The current charge for **2023** is **\$163.76** per year.
- **Certain Exterior Features.** With respect to the construction of a Building on a Lot or other improvement to a Lot:
  - If shutters, window casings or window grids and trim features are used on windows or divided-lite windows are used, in any case on the front of a residence, then they shall also be used on the side and rear windows.
  - A residence shall have a roof made of dimensional shingles in a weathered wood color, with a minimum roof pitch ratio of 8:12. All roof pitches shall be approved by the ACC.
  - Exterior walls of residences shall be constructed of brick, stone, cedar, stucco, concrete board, LP Smart siding or combinations thereof. No aluminum, metal or vinyl siding

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shall be permitted. Basement or foundation block walls shall not be exposed. Trim materials must be constructed with natural cedar, douglas fir, textured concrete fiber board, or approved composite trim. Aluminum soffit and fascia is acceptable.

- The front exterior elevation of the house and attached garage must consist of at least 25% of brick, or stone unless waived by the ACC.
- The ACC shall be acting reasonably if it disapproves the drawings for a residence because such residence would be similar in appearance to other residences in close proximity.
- On each side of a residence, except for trim, exterior materials shall be consistent on all levels. Color selections, for paint, stone, brick, stucco, concrete board or other finish must be approved by the ACC. Class B-flue cannot be visible from the front elevation without enclosing with a chimney.
- Association Fee for **2023 - To Be Determined**.
- ACC plan review fees of \$200 shall be collected at time of closing and will cover the cost of review of both Building and Landscaping plans.
- Subdivision is open to all builders.

**PLEASE REVIEW THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF REDFORD HILLS FOR A COMPLETE UNDERSTANDING OF ALL RESTRICTIONS.**

**ALL MUNICIPAL FEES STATED IN THIS FACT SHEET CHANGE FROM YEAR TO YEAR. IT IS THE BUYERS RESPONSIBILITY TO VERIFY THESE FEES WITH THE VILLAGE OF SUSSEX.**