

**Village of Sussex**  
**Housing Affordability Report**  
**Published December 11, 2019**  
**Covering Permit Year 2018**

**Purpose**

This annual report complies with the newly adopted Housing Affordability Report requirements contained in Section 66.10013 of Wisconsin Statutes, and is intended to document implementation of the housing element of the Comprehensive Plan. The Village Board approved an update to the Comprehensive Plan in May 2018.

**Comprehensive Plan Implementation**

The development and maintenance of high quality homes and neighborhoods is a high priority for the Village of Sussex. As such, seven goals related to housing were included in the 2040 Comprehensive Plan. Each of these housing goals are identified below, with the ways the Village implemented them in 2018.

- 1. Monitor the composition of the housing stock to maintain a mixture of housing styles appropriate for the local marketplace, while keeping in mind broader trends in Southeast Wisconsin and the United States.*

In 2018, fourteen new condominiums were added in the community in the Maplewood Terrace development just off Main Street. These units are located downtown and are walkable to a grocery store, restaurants, parks, and a number of other amenities. The majority of these units were two-family, which is a housing category that is under represented in Sussex. Two-family units constituted less than 1% of the housing stock in Sussex in 2016 compared to 4% in the United States.<sup>1</sup>

- 2. Increase the number of condominium style or apartment style housing units for professionals, elderly, and workers, but focus said development in the Downtown. Two-families and single-family attached developments may make sense as buffers between single-family and other uses outside of the downtown. The community does not want to see an increase in the ratio of multifamily to single-family.*

In 2018, fourteen new condominiums were added in the community in the Maplewood Terrace development. The average value, as stated by the builder on the building permit, of these condominiums was \$247,857.

- 3. Transition to conservation style subdivisions as growth develops at the outer rings of the Village towards the Town of Lisbon.*

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<sup>1</sup> Village of Sussex 2040 Comprehensive Plan

In 2018, fourteen building permits were approved in Hidden Hills Subdivision, which is located on the east side of Maple Avenue, south of Majestic Heights Subdivision and north of Pine Ridge Subdivision. Hidden Hills is a conservation style subdivision, which includes 39 lots with an average lot size of 26,800 square feet and a deed restriction for tree preservation on more than one-fourth of the site. Additionally, the Ancient Oaks Subdivision was reviewed by the Plan Commission in 2018 and was officially recorded in June 2019. This conservation style subdivision includes 38 lots that range in size from 15,000 to 20,000 square feet and preserves 30 acres of forest.

**4. *Focus middle density housing to in-fill areas where similar size housing already exists.***

As previously discussed, the Ancient Oaks Subdivision was reviewed by the Plan Commission in 2018. This is an in-fill development that connected Donna Drive and Red Oak Knoll. The proposed lot and home sizes are similar to the housing that already existed in the Prides Crossing neighborhood.

**5. *Promote the development of housing to meet the demands of population growth.***

- a. *New development will be subject to controlled growth phasing based on the availability of sewer and other municipal services. This impacts growth in the north by necessitating growth from east to west due to sewer service.***
- b. *All development and redevelopment are subject to design guidelines.***

The Village continues to adhere to design guidelines as well as controlled growth based on the availability of sewer and other municipal services; however, the Village also recognizes the need for affordable and diverse housing options in the community. As a result, 70% of the 81 new residential units built in 2018 were valued at or below \$300,000. This value is based on the amount stated by the builder on the building permit.

Additionally, the Plan Commission is currently reviewing a residential development plan for 176 acres behind Kohl's called Vista Run. The goal of this development is to serve a variety of lifestyles and is proposed to include seven housing types: senior and multifamily housing; single family side-by-side units; townhomes with two-car garages; condominiums to target people who are downsizing; villas on 9,000-square-foot lots, medium-sized homes on 12,000-square-foot lots, and estates on 15,000-square-foot lots. All of these new residential units will adhere to the same quality of architecture; however, cost saving measures such as smaller lot sizes, smaller setbacks, and more density are being considered.

- 6. *Provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs.***
- a. *Adequate moderate priced housing units should be provided.***
  - b. *Additional senior housing should be provided.***

The Village's efforts to provide moderate priced housing was addressed above. In regards to senior housing, the Village entered into a Developer's Agreement with Real Property Health in

April 2017 to build a 110-unit building in downtown Sussex (N63 W23575 Silver Spring Drive). The development would provide assisted living units, memory care, and rehabilitation. The original goal was to finish the development in November 2018. Unfortunately, construction has not begun and the Village hasn't heard from the company in several months. The Village will continue to reach out to the company in hopes that this development, or something similar, will move forward soon.

7. *Existing housing stock will be properly maintained or rehabilitated*
  - a. *Adopt neighborhood programs that encourage home rehabilitation projects.*

Maintenance of the existing housing stock is also an important component of affordable and quality housing in the community. The Village addresses code compliance issues on a complaint basis, and connects individuals to resources when needed. Most Homeowner's Associations in the community are also still active and provide additional oversight.

**Specific Provisions of Wisconsin Statute 66.10013**

Section 66.10013 not only requires the Village of Sussex to prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan, it specifically requires the report to contain five (5) elements. These required elements are outlined below.

1. *The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.*

In 2018, the Village approved two (2) subdivision plats and 248 residential building permits. The breakout of these building permits is outlined below. No certified survey maps or condominium plats were approved in 2018.

**Approved Building Permits - 2018**

<b>Type</b>	<b>Quantity</b>
New Construction - Single Family	67
New Construction - Condominium	14
All Others	167
<b>Total</b>	<b>248</b>

2. *The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the Village in the prior year.*

In 2018, 52 dwelling units were approved as part of the two new subdivision plats. This is broken out into 38 lots in Ancient Oaks and 14 lots in Sussex Preserve. All of these lots are for single family homes.

3. *A list and map of undeveloped parcels in the municipality that are zoned for residential development.*

There are 163 parcels that are intended for residential development and currently undeveloped within the Village's growth area. The Village entered into a Boundary Stipulation with the Town of Lisbon in 2001. This Agreement defines the Village's growth area. Appendix "A" contains the complete list of all undeveloped parcels in the Village's growth area (both Sussex and Lisbon) that are intended for residential development. There is also a map that shows the location of the noted parcels. All of the undeveloped parcels currently in the Village of Sussex are zoned for residential development. The identified parcels in the Town of Lisbon will be rezoned to residential, if they are not already, at the time of annexation.

4. *A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.*

All of the undeveloped parcels in the Village of Sussex that are suitable for residential development have been zoned as such. There are properties currently in the Town of Lisbon that will come into the Village of Sussex per the Boundary Stipulation that are zoned for agricultural, but are suitable for residential. These properties will be rezoned to residential when they come into the Village of Sussex.

5. *An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:*
  - a. *Meet existing and forecasted housing demand.*
  - b. *Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.*

The Village of Sussex 2040 Comprehensive Plan states that approximately 1,800 new housing units need to be constructed by 2040 to reach the targeted population growth. In 2018, 81 new housing units were constructed, which is above the pace of 78 units per year needed to meet the goal outlined in the 2040 Comprehensive Plan.

### **Land Use Controls**

Residential development within the Village of Sussex is managed primarily through the zoning code, Land Development Code and building code. The Village of Sussex allows Planned Development Overlays. This process can be used by the developer to request modifications to the building code such as approval for smaller lots and/or setbacks. The Village works with the developer to meet market demands, diversify the housing stock, and reduce housing costs all

while ensuring quality housing throughout the community. An example is authorizing 10-foot setbacks in Sussex Preserve Subdivision, and the new Vista Run development is proposed to have 65-foot front yard widths. These modifications allow for more housing in a development, and promote housing affordability.

#### **Site Improvement Requirements**

The Village of Sussex requires standard improvements for new subdivisions including paved streets, curb/gutter, public water and sewer, gas and electric, sidewalks, and stormwater management. The cost of these improvements varies drastically and are largely outside of the Village's control. The Village continues to evaluate these standards, and works to balance cost with long-term community needs. As part of this evaluation, the Village reviewed the 36 foot width requirement for streets, which was originally required for public safety purpose. It was determined that 32 foot roads were sufficient for the Fire Department. As a result, this road width standard changed in practice in 2015, and has resulted in lower costs for developers. The Village of Sussex also takes over the management of stormwater ponds after the improvements are completed. This results in lower homeowner association fees for residents in these subdivisions.

#### **Fees and Land Dedication Requirements**

The Village of Sussex maintains park and library impact fees for new residential developments totaling \$3,696.51 per unit. The impact fees were developed and implemented consistent with the requirements of Wis. Stats. Section 66.0617. The amount of park impact fees may be reduced based on the amount of land dedicated to the public for park purposes, if any. The residential impact fee is assessed following approval of the final subdivision plat or certified survey map creating the new parcel of land. Usage of the impact fee revenue follows the time and use requirements of state statute.

#### **Permit Procedures**

The Village of Sussex works hard to offer building inspection services in a cost effective and efficient manner. Most residential building permit applications are available on the Village website. The Village offers in-house plan review, which results in a quicker turnaround for planning approval. Inspections can also typically be scheduled same day Monday through Thursday.

#### **Reduce the Time to Develop a New Residential Subdivision by 20%**

The actual time to develop a subdivision varies greatly based on a variety of factors, including its size, necessary grading, and the time of year the construction takes place in. Since these issues are out of the control of the Village, this analysis does not account for this timeframe. The below table outlines the estimated time needed to obtain regulatory approval for a subdivision.

### Timeframe for Regulatory Approval

Residential Development Regulation	Months
<b>Land Use Controls</b>	
Comprehensive Plan Amendment	3
Zoning Change	3
<b>Site Improvement Requirements</b>	
Preliminary Plat	4
Developer's Agreement	1
Final Plat	2
<b>Permit Procedures</b>	0.5
<b>Total</b>	13.5
<b>20% Reduction</b>	2.7

In order to reduce the regulatory approval timeframe by the 20%, as called for in the State Statute, three months should be eliminated. The Village has looked at lands suitable for residential development, and has classified these lands for residential development. In fact, the Village currently has 883 acres that are undeveloped and classified for residential land uses. By removing the time necessary to amend the Comprehensive Plan and change the zoning, the Village reduces the time to develop a new residential subdivision by over 40%.

#### **Reduce the Costs to Develop a New Residential Subdivision by 20%**

The Chief Economist for the National Association of Home Builders, Robert Dietz, stated that there are three major issues that stand in the way of making construction of \$300,000 houses economically feasible: labor, lots, and lumber.<sup>2</sup> The Village has no control over two of those issues – labor and lumber. The Village has a small impact on the cost and quantity of lots, and as such continues to work with developers to reduce costs as much as possible. One area the Village has direct control over is building and impact fees. In 2018, the average single-family new home value was \$299,444. The Village, on average collected \$14,271 in building and impact fees for a newly constructed single-family home. This is only 4.8% of the total value of the home. For further perspective, the 2017 NAHB Construction Cost Survey identifies national average soft costs as a percentage of overall home cost: Profit: 10.7%, Overhead and General Expenses 5.1%, Sales Commission: 4.1%, Financing Cost 1.8%, and Marketing Cost: 1.2%.<sup>3</sup> In order to reduce these fees by 20% the developer could much more efficiently design their subdivisions with the detail necessary to meet the specifications so that when it is reviewed by the Village Engineering, they are doing quality control work only, and not having to have multiple iterations of design. The current process used by Developer's results in significant costs.

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<sup>2</sup> Gores, Paul (June 2018) Rising costs for labor, lots and lumber pushing up new home prices, industry pros say <https://www.jsonline.com/story/money/business/2018/06/08/rising-costs-labor-lots-lumber-push-up-home-prices-industry-says/684998002/>

<sup>3</sup> "Ford, Carmel (December 2017) Cost of Constructing a Home: Special Study for HousingEconomics.com. Retrieved from National Association of Homebuilders website: <https://www.nahbclassic.org/generic.aspx?genericContentID=260013/> 4

**Appendix A: Undeveloped Lots in the Village of Sussex Growth Area**

<b>Tax Key</b>	<b>Address</b>	<b>Owner Name</b>	<b>Acres</b>
SUXV0227999	SILVER SPRING DR	HICKORY HILL FARMS INC	114.50
SUXV0197998001		APP FARM	109.01
SUXV0250995	W245N6250 PEWAUKEE RD	WILDFLOWER LLC	80.48
SUXV0253997	NOT ASSIGNED	ENGLISH STREAM LLC	77.49
SUXV0228996002		HICKORY HILL FARMS INC	69.20
LSBT0229996		URBANSCAPE DEVELOPMENT LLC	66.33
SUXV0256993001	NOT ASSIGNED	ENGLISH STREAM LLC	64.98
SUXV0238997004		HALQUIST STONE COMPANY	64.47
SUXV0234999001	NOT ASSIGNED	ANCIENT OAKS LLC	40.36
LSBT0198999	W235N7941 WOODSIDE RD	JUDITH A MORTL REVOCABLE TRUST	40.23
SUXV0252995089			37.75
LSBT0225998004	N68W25424 SILVER SPRING DR	GORDON S RANKIN AND MAHALA B RANKIN	35.27
LSBT0201998001	N79W24255 PLAINVIEW RD	MARY REINHARD SIEGEL TRUST	35.11
SUXV0227999004	N67W25727 SILVER SPRING DR	HICKORY HILL FARMS INC	34.94
SUXV0201999003	W240N7897 MAPLE AVE	FRANGL TRUST DATED JULY 28 1995	31.75
SUXV0250995	W245N6250 PEWAUKEE RD	WILDFLOWER LLC	29.68
SUXV0279988003		STEVEN A SCHELLIN	27.16
LSBT0198998		WILLIAM KUMPREY	20.13
LSBT0203993	N74W24659 LAUREN DR	RICHARD A MERSKE	20.03
SUXV0252995090	NOT ASSIGNED	MAPLE GROVE PRESERVE LLC	19.60
SUXV0250994	NOT ASSIGNED	ENGLISH STREAM LLC	15.46
LSBT0198995	N79W23885 PLAIN VIEW RD	COREY A SMITH	10.08
LSBT0198996	N79W23767 PLAIN VIEW RD	WILLIAM PEREGO III	10.07
LSBT0248983005		PAUL ACRES LLC	9.66
LSBT0201998002	N79W24255 PLAINVIEW RD	JEFFREY RITCHIE	5.00
LSBT0194995	N79W22891 PLAINVIEW RD	GORSKI LIVING TRUST	4.53
SUXV0238997006	N71W22745 GOOD HOPE RD	DENNIS RUFFING	3.92
SUXV0282086	NOT ASSIGNED	MK-S-EP LLC	3.35
LSBT0229998001	N71W24433 GOOD HOPE RD	THE JOHN S BINDER AND MARY E BINDER JOINT	3.03
LSBT0229995	N71W24397 GOOD HOPE RD	RONALD L SATHER	3.03
SUXV0238997005	N71W22743 GOOD HOPE RD	RONALD F WAGNER	2.15
LSBT0194993	N79W22959 PLAINVIEW RD	MICHAEL WALSH	2.00
SUXV0199065	W237N7524 SEDGE HAVEN CT	HIDDEN HILLS DEVELOPMENT LLC	1.80
LSBT0194992	N79W22983 PLAINVIEW RD	KELVIN R KOBS	1.60
LSBT0194994	N79W22937 PLAINVIEW RD	DONALD C HUTSON	1.57
SUXV0227999003	N67W25727 SILVER SPRING RD	HICKORY HILL FARMS INC	1.53
SUXV0228996	N67W25395 SILVER SPRING RD	HICKORY HILL FARMS INC	1.51
LSBT0194996	N79W22889 PLAINVIEW RD	GARY G BOE	1.35
LSBT0225997	N68W25422 SILVER SPRING DR	SHAWN S ZABEL	1.15
SUXV0252995091	NOT ASSIGNED	MAPLE GROVE PRESERVE LLC	1.09
SUXV0199064	W237N7482 SEDGE HAVEN CT	CHRISTIAN P COULIS	1.06
SUXV0227999002	N67W25913 SILVER SPRING RD	PETER W & SHANNON R MEISSNER REVOCABLE TRUST	1.01
SUXV0227997	N67W25761 SILVER SPRING RD	DALE S STEWART	1.00
LSBT0248981		JKO ENTERPRISES LLC	1.00
LSBT0229997		URBANSCAPE DEVELOPMENT LLC	1.00
LSBT0197998	N79W23011 PLAINVIEW RD	CHARLES DAHM	1.00
LSBT0248980	W233N5721 WAUKESHA AVE	PAULS ACRES LLC	1.00
SUXV0199055	W237N7432 OVERLAND CT	RANDALL G WARZON	0.99
SUXV0199054	W237N7428 OVERLAND CT	HIDDEN HILLS DEVELOPMENT LLC	0.99
LSBT0229998002	N71W24477 GOOD HOPE RD	JOHN SZAFRANSKI	0.92
SUXV0227996	N67W25951 SILVER SPRING RD	MITCHELL D HERBST	0.92
SUXV0227998	N67W25649 SILVER SPRING RD	DEBORAH J MEISSNER SURVIVORS TRUST	0.92
SUXV0282118	NOT ASSIGNED	MK-S-EP LLC	0.90

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<b>Tax Key</b>	<b>Address</b>	<b>Owner Name</b>	<b>Acres</b>
SUXV0227995	N67W25987 SILVER SPRING RD	CALEB J PALMER	0.86
SUXV0199909	W235N7270 BUTLER DR	HARTFORD LAND DEVELOPMENT LLC	0.78
SUXV0199082	NOT ASSIGNED	HIDDEN HILLS DEVELOPMENT LLC	0.70
SUXV0199084	NOT ASSIGNED	HIDDEN HILLS DEVELOPMENT LLC	0.65
SUXV0199892	W236N7278 MEADOW CT	GREAT DAY HOLDINGS LLC	0.65
SUXV0199083	NOT ASSIGNED	HIDDEN HILLS DEVELOPMENT LLC	0.64
SUXV0199056	N74W23774 OVERLAND CT	ASPEN HOMES INC	0.64
SUXV0199066	N75W23830 SEDGE HAVEN CT	HIDDEN HILLS DEVELOPMENT LLC	0.62
SUXV0199074	W237N7578 HIDDEN OAKS CT	HIDDEN HILLS DEVELOPMENT LLC	0.61
SUXV0200173	N72W23233 BRADDOCK PL	JAMES A KIRK	0.58
SUXV0199050	N74W23867 OVERLAND CT	CHAD A FALKENSTEIN	0.57
SUXV0199856	N73W23610 CRAVEN DR	RYAN M TOMTEN	0.57
SUXV0199902	N72W23733 BUTLER CT	HARTFORD LAND DEVELOPMENT LLC	0.56
SUXV0199051	N74W23843 OVERLAND CT	HIDDEN HILLS DEVELOPMENT LLC	0.54
SUXV0199049	N74W23873 OVERLAND CT	ASPEN HOMES INC	0.53
SUXV0199085	NOT ASSIGNED	HIDDEN HILLS DEVELOPMENT LLC	0.53
SUXV0199067	N75W23866 SEDGE HAVEN CT	HIDDEN HILLS DEVELOPMENT LLC	0.53
SUXV0199078	N75W23886 HIGH RIDGE DR	HIDDEN HILLS DEVELOPMENT LLC	0.52
SUXV0199053	N74W23795 OVERLAND CT	HIDDEN HILLS DEVELOPMENT LLC	0.52
SUXV0199052	N74W23815 OVERLAND CT	HIDDEN HILLS DEVELOPMENT LLC	0.52
SUXV0282070	N54W23783 LIMESTONE CT	MK-S-EP LLC	0.51
SUXV0199077	W238N7594 HIDDEN OAKS DR	HIDDEN HILLS DEVELOPMENT LLC	0.50
SUXV0199872	W236N7358 CRAVEN DR	HARTFORD LAND DEVELOPMENT LLC	0.49
SUXV0199877	W235N7341 CRAVEN DR	HARTFORD LAND DEVELOPMENT LLC	0.49
SUXV0199903	N72W23711 BUTLER CT	HARTFORD LAND DEVELOPMENT LLC	0.48
SUXV0199857	N73W23614 CRAVEN DR	HARTFORD LAND DEVELOPMENT LLC	0.48
SUXV0199070	N75W23873 HIGH RIDGE DR	HIDDEN HILLS DEVELOPMENT LLC	0.48
SUXV0199858	N73W23626 CRAVEN DR	HARTFORD LAND DEVELOPMENT LLC	0.48
SUXV0199059	N74W23870 OVERLAND CT	HIDDEN HILLS DEVELOPMENT LLC	0.48
SUXV0199865	W237N7347 CRAVEN DR	HARTFORD LAND DEVELOPMENT LLC	0.47
SUXV0199057	N74W23808 OVERLAND CT	THE VICTORY COMPANIES INC	0.47
SUXV0199069	N75W23861 HIGH RIDGE DR	SCOTT B FLEMING	0.47
SUXV0199063	N74W23845 SEDGE HAVEN CT	ANTHONY M DZIEDZIC	0.47
SUXV0199058	N74W23856 OVERLAND CT	MICHAEL E GEST	0.47
SUXV0197168		KISSINGER REALTY LLC	0.47
SUXV0282069	N54W23803 LIMESTONE CT	MK-S-EP LLC	0.41
SUXV0199889	W236N7246 MEADOW CT	HARTFORD LAND DEVELOPMENT LLC	0.41
SUXV0199873	N73W23657 CRAVEN DR	HARTFORD LAND DEVELOPMENT LLC	0.39
SUXV0199874	N73W23635 CRAVEN DR	GREG RECHLIN	0.39
SUXV0199890	W236N7252 MEADOW CT	HARTFORD LAND DEVELOPMENT LLC	0.38
SUXV0282059	N54W23993 JOHANSEN CT	MK-S-EP LLC	0.38
SUXV0282091	N55W23858 COBBLESTONE CT	MK-S-EP LLC	0.36
SUXV0199885	W235N7289 CRAVEN DR	HARTFORD LAND DEVELOPMENT LLC	0.35
SUXV0282063	W239N5431 FIELDSTONE PASS CIR	MK-S-EP LLC	0.35
SUXV0199884	W235N7299 CRAVEN DR	HARTFORD LAND DEVELOPMENT LLC	0.35
SUXV0282109	W239N5490 FIELDSTONE PASS CIR	MK-S-EP LLC	0.35
SUXV0199878	W235N7327 CRAVEN DR	KORNDORFER INVESTMENTS LLC	0.35
SUXV0252176	W240N5649 HOLLY CT	WILLIAM RYAN HOMES WISCONSIN INC	0.35
SUXV0282060	N54W23973 JOHANSEN CT	MK-S-EP LLC	0.34
SUXV0282072	W237N5478 FIELDSTONE PASS CIR	MK-S-EP LLC	0.34
SUXV0252191	N56W24050 NINA CT	WILLIAM RYAN HOMES WISCONSIN INC	0.34
SUXV0282114	N55W23844 JOHANSEN CT	MK-S-EP LLC	0.33
SUXV0252214	W241N5632 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.33

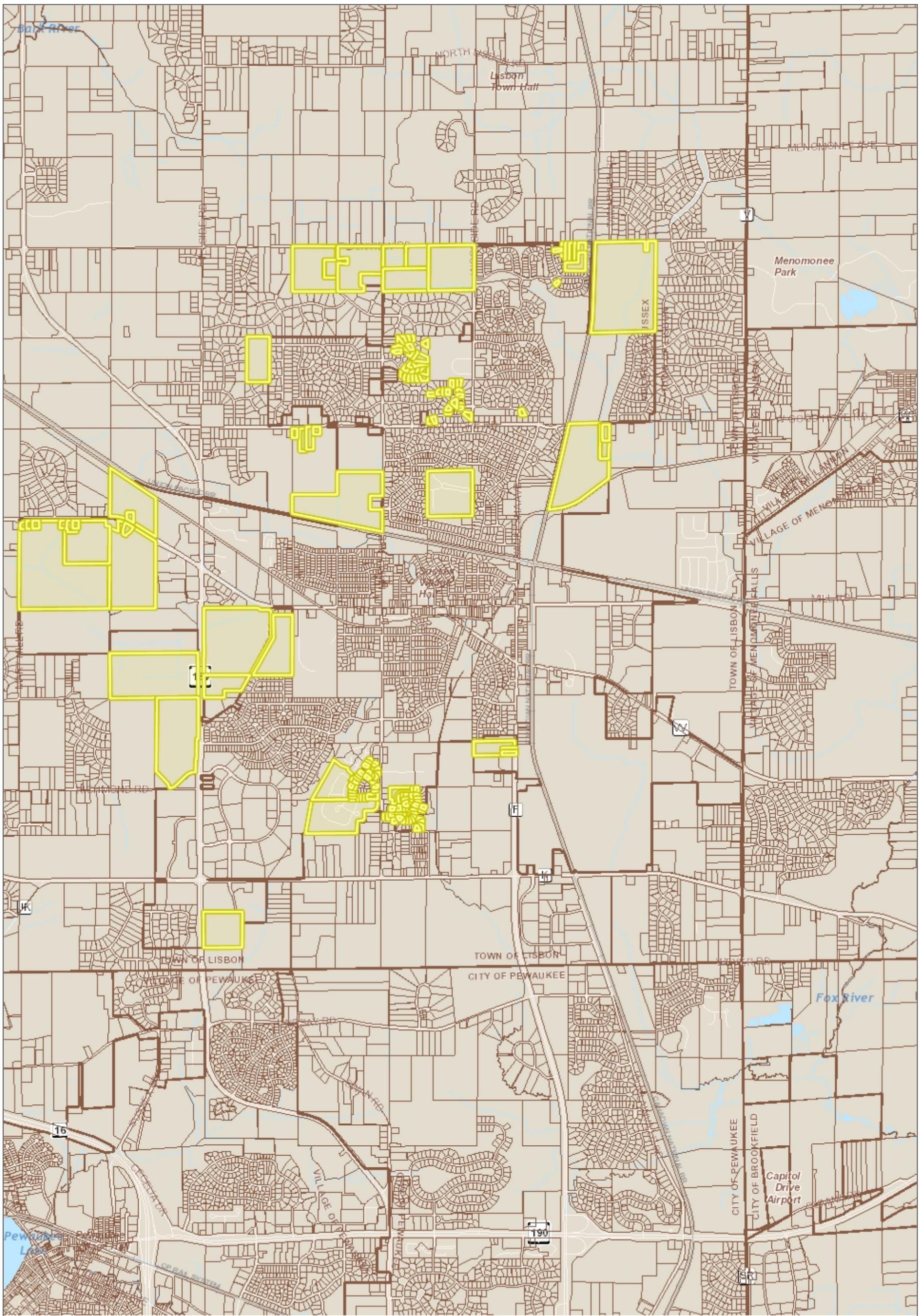
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<b>Tax Key</b>	<b>Address</b>	<b>Owner Name</b>	<b>Acres</b>
SUXV0282117	N55W23910 JOHANSEN CT	MK-S-EP LLC	0.32
SUXV0252172	W240N5696 MAPLE GROVE LN	MAPLE GROVE PRESERVE LLC	0.32
SUXV0282096	N55W23821 FIELDSTONE PASS CIR	MK-S-EP LLC	0.32
SUXV0197196	N77W23052 S COLDWATER CIR	MADSEN FAMILY REVOCABLE TRUST	0.32
SUXV0252175	W240N5682 HOLLY CT	WILLIAM RYAN HOMES INC	0.32
SUXV0282076	W237N5520 FIELDSTONE PASS CIR	HALEN HOMES LLC	0.32
SUXV0282101	W238N5497 FIELDSTONE PASS CIR	MK-S-EP LLC	0.31
SUXV0252216	N56W24101 SUSSEX PRESERVE BLVD	WILLIAM RYAN HOMES WISCONSIN INC	0.31
SUXV0252194	W240N5648 NINA CT	MAPLE GROVE PRESERVE LLC	0.31
SUXV0252174	W240N5684 HOLLY CT	MAPLE GROVE PRESERVE LLC	0.31
SUXV0282057	W239N5503 FIELDSTONE PASS CIR	MK-S-EP LLC	0.31
SUXV0282112	N54W23847 JOHANSEN CT	MK-S-EP LLC	0.31
SUXV0252178	N56W24090 HOLLY CT	WILLIAM RYAN HOMES WISCONSIN INC	0.31
SUXV0252199	W240N5721 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.30
SUXV0252206	N56W24152 PEPPERTREE DR N	WILLIAM RYAN HOMES WISCONSIN INC	0.30
SUXV0282090	W238N5535 COBBLESTONE CT	MK-S-EP LLC	0.30
SUXV0252171	W240N5710 MAPLE GROVE LN	WILLIAM RYAN HOMES INC	0.30
SUXV0282071	W237N5468 LIMESTONE CT	MK-S-EP LLC	0.30
SUXV0282103	W238N5473 FIELDSTONE PASS CIR	MK-S-EP LLC	0.30
SUXV0282113	W238N5492 JOHANSEN CT	MK-S-EP LLC	0.30
SUXV0282084	N55W23832 FIELDSTONE PASS CIR	MK-S-EP LLC	0.30
SUXV0252212	W241N5635 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.30
SUXV0252179	W241N5676 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.30
SUXV0282099	W238N5521 FIELDSTONE PASS CIR	MK-S-EP LLC	0.30
SUXV0282115	N55W23862 JOHANSEN CT	MK-S-EP LLC	0.30
SUXV0252213	W241N5629 MAPLE GROVE LN	MAPLE GROVE PRESERVE LLC	0.30
SUXV0282088	N55W23871 FIELDSTONE PASS CIR	MK-S-EP LLC	0.30
SUXV0252215	N56W24131 SUSSEX PRESERVE BLVD	WILLIAM RYAN HOMES WISCONSIN INC	0.30
SUXV0282089	N55W23851 FIELDSTONE PASS CIR	MK-S-EP LLC	0.30
SUXV0282061	W239N5491 FIELDSTONE PASS CIR	MK-S-EP LLC	0.30
SUXV0252207	N56W24170 PEPPERTREE DR N	WILLIAM RYAN HOMES WISCONSIN INC	0.30
SUXV0252211	W241N5641 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.30
SUXV0252210	W241N5647 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.30
SUXV0252177	W240N5657 HOLLY CT	WILLIAM RYAN HOMES WISCONSIN INC	0.29
SUXV0282111	N54W23859 JOHANSEN CT	MK-S-EP LLC	0.29
SUXV0282107	N54W23890 FIELDSTONE PASS CIR	MK-S-EP LLC	0.29
SUXV0252197	W240N5699 MAPLE GROVE LN	WILLIAM RYAN HOMES INC	0.29
SUXV0282116	N55W23894 JOHANSEN CT	MK-S-EP LLC	0.29
SUXV0282083	N55W23822 FIELDSTONE PASS CIR	MK-S-EP LLC	0.29
SUXV0252173	N56W24049 HOLLY CT	MAPLE GROVE PRESERVE LLC	0.29
SUXV0282095	W238N5550 COBBLESTONE CT	MK-S-EP LLC	0.28
SUXV0282093	W238N5528 COBBLESTONE CT	MK-S-EP LLC	0.28
SUXV0282104	N54W23840 FIELDSTONE PASS CIR	MK-S-EP LLC	0.28
SUXV0282094	W238N5540 COBBLESTONE CT	MK-S-EP LLC	0.28
SUXV0252193	W240N5654 NINA CT	MAPLE GROVE PRESERVE LLC	0.28
SUXV0252198	W240N5703 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.28
SUXV0252203	W241N5679 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.28
SUXV0252205	W241N5669 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.28
SUXV0252204	W241N5675 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.28
SUXV0282098	W238N5535 FIELDSTONE PASS CIR	MK-S-EP LLC	0.28
SUXV0282108	W239N5461 FIELDSTONE PASS CIR	MK-S-EP LLC	0.28
SUXV0252208	N56W24167 PEPPERTREE DR N	WILLIAM RYAN HOMES WISCONSIN INC	0.28
SUXV0282106	N54W23860 FIELDSTONE PASS CIR	MK-S-EP LLC	0.28

**Appendix A: Undeveloped Lots in the Village of Sussex Growth Area**

<b>Tax Key</b>	<b>Address</b>	<b>Owner Name</b>	<b>Acres</b>
SUXV0282097	W238N5551 FIELDSTONE PASS CIR	MK-S-EP LLC	0.28
SUXV0252209	W241N5653 MAPLE GROVE LN	WILLIAM RYAN HOMES WISCONSIN INC	0.28
SUXV0282075	W237N5510 FIELDSTONE PASS CIR	MK-S-EP LLC	0.28
SUXV0282102	W238N5487 FIELDSTONE PASS CIR	TIM O'BRIEN HOMES INC	0.28
SUXV0282110	N54W23889 JOHANSEN CT	MK-S-EP LLC	0.27
SUXV0282105	N54W23848 FIELDSTONE PASS CIR	MK-S-EP LLC	0.27
<b>Total Undeveloped Acres</b>			<b>1,158.28</b>

\*All tax keys that begin with "LSB" are currently in the Town of Lisbon, but are planned to be in the Village per the Boundary Stipulation and Intergovernmental Cooperation Agreement Between the Village of Sussex and the Town of Lisbon (2001).



Village of Sussex

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Sussex does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 2667'



Village of Sussex  
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Print Date: 12/5/2019