

*Broken Hill is nestled in the picturesque city of Pewaukee, just a few minutes away from shopping, recreation, schools and activities available in Pewaukee and nearby Brookfield. The gently rolling land offers broad vistas of the countryside. Mature tree lines and woods provide an attractive backdrop to a large number of the homesites, many of which are sloping. All of the homesites adjoin permanent green space.*

*Broken Hill features all of the hallmarks of neighborhoods created by Siepmann Realty: creative land planning, generous open space, attention to detail and rigorous architectural control.*

122 ONE-HALF ACRE HOMESITES

148 ACRES OF OPEN SPACE

MUNICIPAL SEWER & WATER

PEWAUKEE SCHOOLS

PRIVATE SWIMMING POOL  
AND CLUBHOUSE

## AMENITIES

**OPEN SPACES.** Broken Hill's homesites are surrounded by 148 acres of permanently preserved open space featuring walking trails, woods and meadows, attractively landscaped entrances and children's play areas.

**CLUBHOUSE & POOL.** A private swimming pool and spacious clubhouse are provided for the exclusive use and enjoyment of the residents of Broken Hill.

The Broken Hill open spaces, clubhouse and swimming pool will be owned in common by all of the Broken Hill property owners and will be maintained by a subdivision homeowners association. All property owners will be members of the association and be responsible for the payment of association dues.

**IMPROVEMENTS.** The price of each lot includes sanitary sewer and municipal water with laterals to the lot line, asphalt streets with concrete curb and gutter, underground gas, electric, telephone and cable TV service.

## BUILDING REQUIREMENTS

- Each home must have a minimum living area of 2,300 square feet, excluding any living area in the basement.
- Each home must have an attached, side-entry garage for at least 2 cars.
- Only materials such as solid wood, fiber-cement, stone, brick or stucco, applied in an architecturally correct manner may be used on exterior walls.
- These requirements plus others involving specific construction details will be clearly noted on the Broken Hill Requirements & Guidelines for Building Construction, which will be provided at the time of purchase.
- Siepmann Realty Corporation must approve all building plans, architectural details, house locations, house grades, swimming pools, decks, retaining walls, fences and berms prior to construction.



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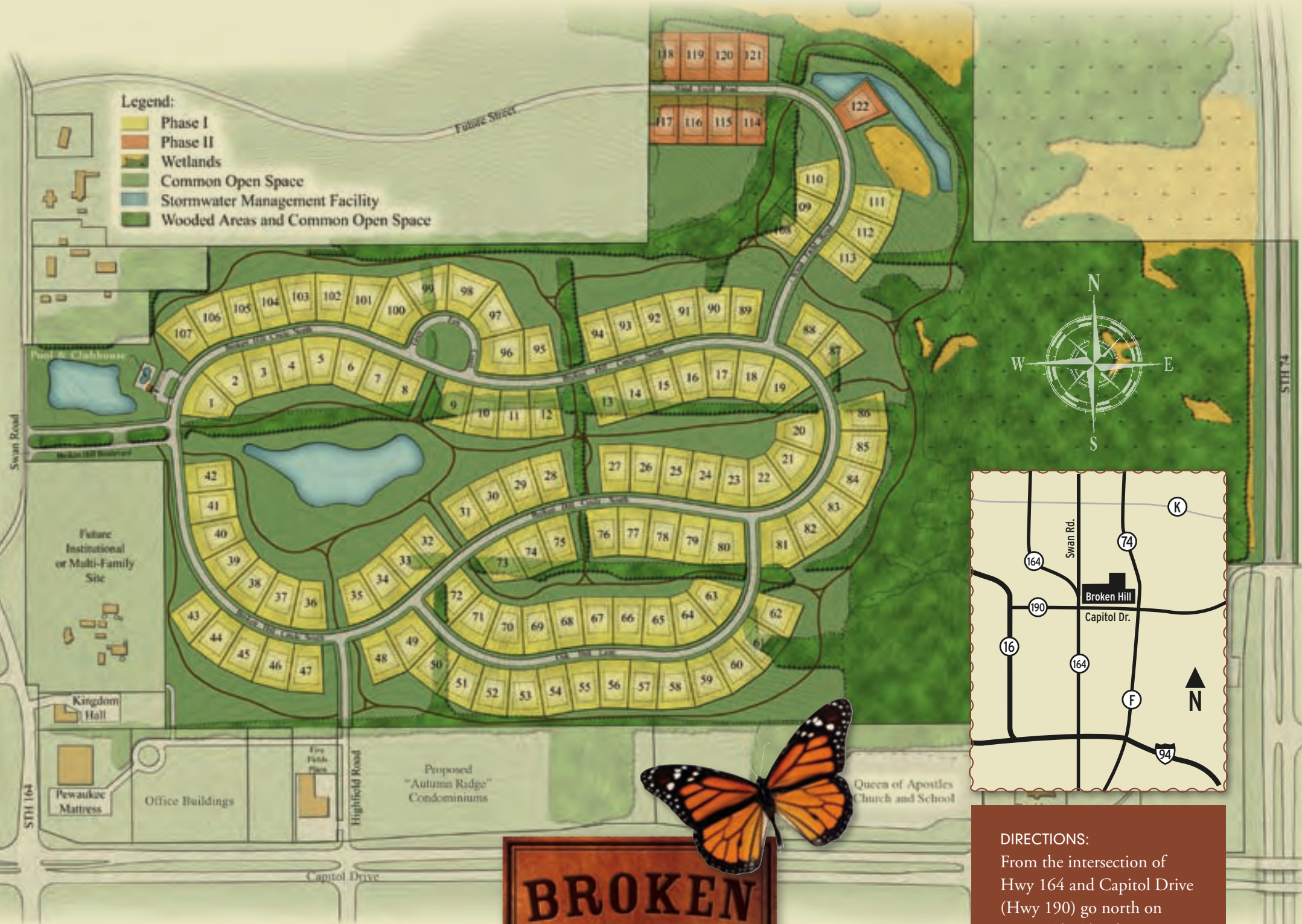


PEWAUKEE, WISCONSIN



**Legend:**

- Phase I
- Phase II
- Wetlands
- Common Open Space
- Stormwater Management Facility
- Wooded Areas and Common Open Space



**DIRECTIONS:**

From the intersection of Hwy 164 and Capitol Drive (Hwy 190) go north on Hwy 164 1/4 mile to Swan Road, then north on Swan Road a short distance to the Broken Hill entrance.

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## Done Deals

A look at home sales throughout southeastern Wisconsin **Page 6**

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Rentals classifieds are inside this section

## REALTOR OF THE WEEK



**Judy Hearst**  
Coldwell Banker

Real estate is a family affair both personally and professionally for Judy Hearst. **Page 2**



Photo by JOHN KREJCI

## YOUR TOWN Brookfield

A three-story fireplace — "Streaming" by Susan Falkman — graces the Grand Hall of the Sharon Lynne Wilson Center for the Arts. Appreciation of the arts, a vibrant commercial sector and tranquil residential neighborhoods, define Brookfield's balanced growth. **Page 5**

## BROKEN HILL, Pewaukee

## DEVELOPMENT SPOTLIGHT

# The great outdoors

Pool, clubhouse and shared green space enjoyed by residents

By **ANDY TURNER** | Contributor



Photos courtesy of SIEPMANN REALTY CORP.

The clubhouse and pool, top, are shared by all residents of Broken Hill subdivision in Pewaukee. The Talus model from Ascent Builders, above, is a 3,850-square-foot, four bedroom, 3-1/2 bath home in the development.

**T**he land on which Broken Hill, a 237-acre subdivision in the city of Pewaukee, is located has long held a spell on the Siepmann family.

Jim Siepmann, president of Waukesha-based Siepmann Realty Corp., said his father, Ron, often purchased fresh eggs from Ralph Swan, who once owned the former farm property. He got to know Swan — convinced of the land's residential potential. Swan eventually sold the property to another man, a member of the Siepmanns' church, who, in turn, sold it to Siepmann in 1990.

"At that time, there was no sanitary sewer or water, so it was a strategic buy for us," Jim Siepmann said.

With those services in place, however, the real estate firm got to work on his father's vision in 2006.

The subdivision features 113 half-acre lots surrounded by 148 acres of open space, with more than a mile of paved walking trails, woods and meadows. Siepmann calls Broken Hill, which served as a featured site in the Metropolitan Builders Association's 2007 Parade of Homes, "incredibly unique."

"It'd be very difficult to do in any other in-lying area of metro Milwaukee," he said. "The open space backs up to every single lot and people really enjoy being able to utilize that

green space."

By purchasing the property nearly 20 years ago, the Siepmanns were able to get it at a good price and therefore offer larger lots, Siepmann said.

"We could have put at least twice the density in there," he said.

Mark Henry, owner of Lifestyle Homes of Wisconsin, has a model home for sale within Broken Hill, and is the prospective builder for several lots. Henry said he sees the subdivision's outdoor pool and clubhouse as a major draw.

"It seems to be unique in this area," he said. "You see it more out West or in warmer climates."

**"**The open space backs up to every single lot and people really enjoy being able to utilize that green space.**"**

JIM SIEPMANN

Continued on page 2

## BEFORE & AFTER

# Energy-smart choices power-up remodels

For 29 years, Michael Kiedrowski and his family enjoyed the three-season sunroom in their 1920s Wauwatosa home, but were careful around the windows.

"The original design wasn't very good," Kiedrowski said. "The rectangular windows pushed out from the bottom and because they are by the driveway, a car would take them out

repairing, it was expensive."

But the 10-foot by 17-foot room did have redeeming qualities. Kiedrowski said it was comfortable to sit in the sunroom when outdoor temperatures were in the 40s or higher. "In the winter, it made a great refrigerator," he added.

This summer, the Kiedrowskis hired Callan Construction to





Photo courtesy of SIEPMANN REALTY CORP.

*The clubhouse, with pool area behind, is a big draw for prospective homebuyers in the Broken Hill development.*

## BROKEN HILL

From page 1

Residences average about 3,000 square feet and largely feature more traditional architecture, including many Colonial- and Victorian-style homes. Broken Hill does require a mixture of styles, Siepmann said, to prevent a stretch of similar looking homes.

### Location, location, location

The entrance to Broken Hill is located on Swan Road and bordered on the west end by Hwy. 164, Capitol Drive on the south and on the east by Hwy. 74. A variety of merchants, along with fast food and sit-down restaurants are located within one mile of the subdivision.

The city of Pewaukee recently ranked first in BusinessWeek.com's 2009 Best Affordable Suburbs. The publication touted the city's "award-winning schools, low crime, natural beauty and homes for every budget." According to the state's Department of Administration, the city had an estimated population of 12,645 at the end of last year. The village of Pewaukee, which is surrounded by the city, had an estimated population of 8,934 in the same report.

Broken Hill is in the Pewaukee School District, which has nearly 2,250 students and a staff of 290. The district's four schools, two elementary schools and a middle and high school, are all located on the same campus on Lake St.

The subdivision, which still has 48 lots available, has 28 occupied homes and four houses under construction. A timeline for a second phase in the north-east end of Broken Hill has not been established. Lot prices are between \$180,000 and \$220,000.

