

**NEW!**

Discover a rare opportunity to own one of **seven beautiful wooded lots** nestled along **Spring Lake** in the charming village of **Dousman**. These private, spacious lots offer a peaceful, natural setting with direct access to the tranquil waters of Spring Lake—perfect for kayaking, fishing, or simply enjoying the serene lake lifestyle. These won't last long—Call us today to arrange a showing!



## AMENITIES

These homesites are served by sanitary sewer and municipal water. Each lot will includes a sidewalk, allowing for connection to the village walkways and the Kettle Moraine Schools.

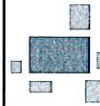
LOT	PRICE	LOT SIZE/ EXPOSURE	LAKE FRONTAGE	Status
1	\$249,999	46,359	166 ft	Available
2	\$249,999	32,233	98 ft	Available
4	\$274,999	25,050	113 ft	Available
5	\$279,999	30,208	81 ft	A/O
6	\$299,999	28,004	130 ft	A/O
7	\$299,999	27,744	190 ft	A/O
8	\$500,000	291,210	828 ft	A/O

A/O = Accepted Offer

All lot sizes and prices are subject to change without notice.

FOR MORE INFORMATION ABOUT THESE HOMESITES,  
VISIT [SIEPMANNREALTY.COM](http://SIEPMANNREALTY.COM).







## GENERAL SPECIFICATIONS



Enjoy the exceptional opportunity to live on a lake with the convenience of municipal sewer and water services—an uncommon combination for lakefront properties. As part of the community's commitment to sustainability, each home will be required to incorporate rain gardens for effective stormwater management.

## LOT INFORMATION

LOCATION	Village of Dousman
YEAR DEVELOPED	2025
NUMBER OF HOMESITES	8
GROSS DENSITY	3.13 Acres
TOTAL ACREAGE	37
AVERAGE LOT SIZE	0.86 Acres
MUNICIPAL SEWER	Yes
MUNICIPAL WATER	No
OUTBUILDINGS ALLOWED	Yes-Lot 8
RAINGARDENS REQUIRED	Yes

## HOME SPECIFICATIONS

APPROXIMATE HOUSE & LOT PACKAGE COST	\$800,000-\$1,400,000+
LOT PRICES	\$249,000-\$500,000
MINIMUM SIZE – 1 OR 2 STORY	2,300 Sq. Ft.
SIDING MATERIALS	Natural or Hardiplank
ROOF MATERIALS	Cedar/Dimensional
MIN ROOF PITCH – 1 STORY	8/12
MIN ROOF PITCH – 2 STORY	8/12
MASONRY CHIMNEY & EXPOSED FOUNDATION	No
SETBACKS (FRONT/SIDES/LAKE)	30'/10' & 15'/50'
GARAGE ENTRY	Side, Front or Canted
MAILBOX & POST LAMP REQUIRED	Yes
SCHOOL DISTRICT	Kettle Moraine





**EXCEPTIONAL  
PROPERTIES.  
NATURAL  
SURROUNDINGS.**

**ARTFUL ENTRIES. PRAIRIE FLOWERS.  
WELL-CARED FOR CONSERVATION SPACES.**

Embracing the natural landscape makes for a beautiful place to build a home. Surround your new home with all the offerings of Lake Country and Southeast Wisconsin.

As you look for a lot for your new home, it is important to explore all your options. More than the school district or proximity to amenities, we encourage you to evaluate what makes the neighborhood you choose truly unique. As the developer behind the most innovative properties and iconic neighborhoods in the area, we're proud to build places where neighbors become friends and friends become family. We know that no two communities are the same, yet the principles and commitment to quality should remain unchanged. Four concepts guide our land development process, and should guide your homesite selection as well:

- 1) Community, not subdivision approach that feels like home
- 2) Conservation development that cares for and protects our natural resources
- 3) Architectural foresight that embraces the best in design and ensures property value
- 4) Brokerage expertise to maximize the outcome for your property

## THE SIEPMANN REALTY DIFFERENCE



*"Siepmann has created greener neighborhoods where residents can enjoy trails, woodlands, meadows, ponds, and more. These park-like settings mature beautifully and create great places to live for many future generations to come."*

*- Randall Arendt,  
Conservation Planner*

### BUILDING COMMUNITIES

Crackling from the fire pit. Laughter from the pool. Wind whispering through the trees. Siepmann communities sound just like home. Each community has been designed to draw out the best in life....no matter what that means to you.

### EMBRACING CONSERVATION DEVELOPMENT

Rolling hills. Tree lined lots. Artistic design. We utilize a conservation approach that embraces the natural features of the land - terrain, water, historic farms, and more. You don't need to own 20 acres to feel like you live in the country...less to maintain, more to enjoy.

### GUIDING ARCHITECTURAL VALUE

Resale value. Longevity. Timeless design. That's why we believe in architectural foresight. The guidelines set for Siepmann communities ensure your home's value and the appreciation of surrounding home designs, grow for years to come.

### PROVIDING LAND BROKERAGE EXPERTISE

Do you have a property you would like to develop? Would you like to sell your property? We bring experience beyond the typical real estate broker - a specialization in land, consultation, sales, and marketing.

### OUR RECENT DEVELOPMENTS

For more information on current homesite availability, pricing, and architectural foresight guidelines, please visit our website. Current developments include:

- Hawthorn Farm
- Sandhill Condominiums
- Windrush
- Brightwater
- Summerhill West
- Trestle Creek
- Sivyer Avenue
- Dry Creek

*Did you know that you can enjoy all of the community amenities and benefits throughout the construction of your new home?*

**CONTACT US TO FIND A NEW HOMESITE  
TODAY AND START RELAXING TOMORROW.**

