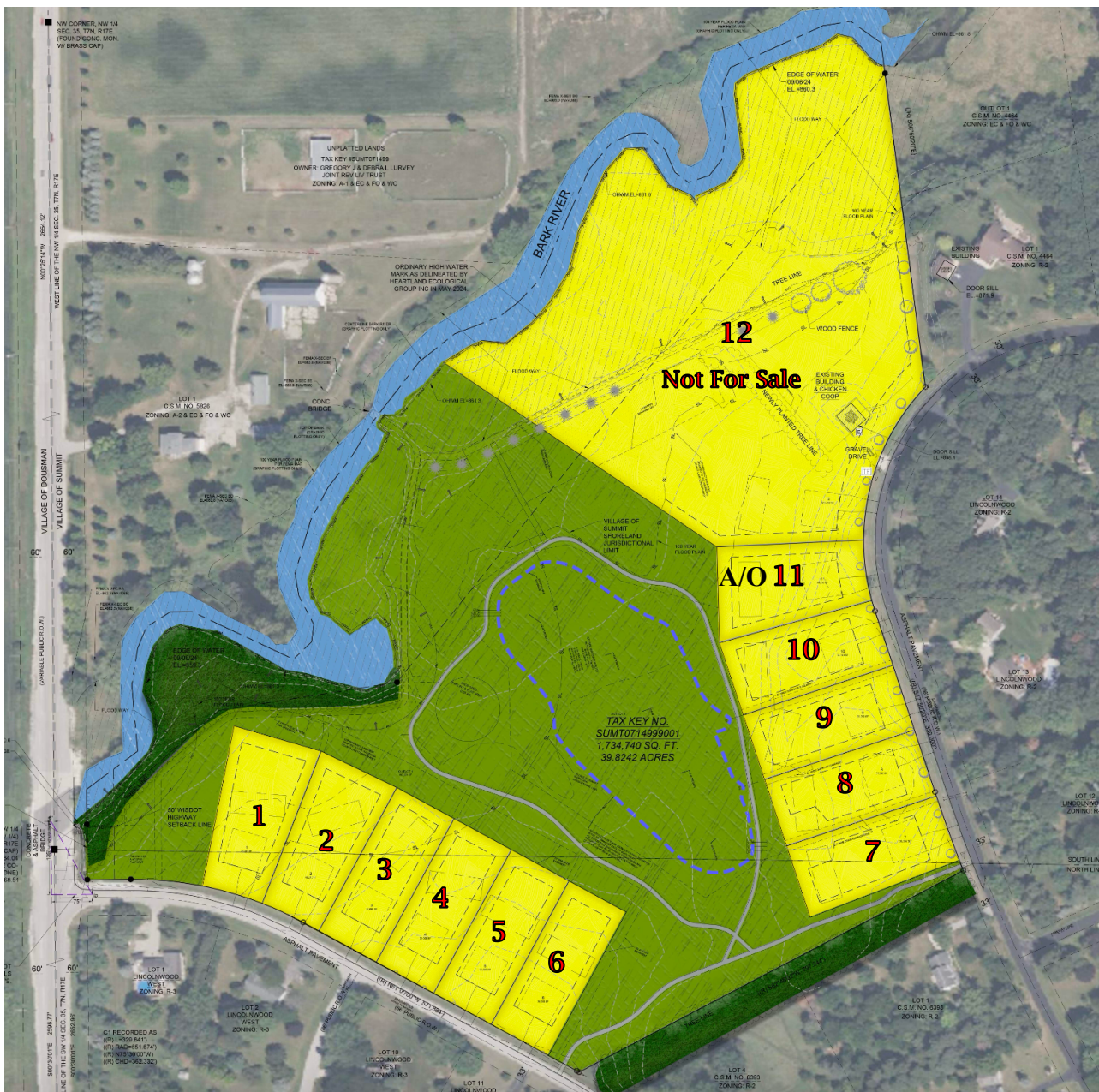


## Discover the Charm of Prairie Living in the Village of Summit

Enjoy 17 acres of shared open space, paved recreation trails, and direct access to the scenic Bark River—perfect for those who value nature and outdoor living. Located in the heart of the Village of Summit, this is a rare opportunity to build your dream home in a community that celebrates open space, quiet living, and a strong connection to nature.



## AMENITIES

Every homesite offers partial exposure, providing greater design flexibility and maximizing both living space and views of the surrounding natural landscape. Each home will be served by a private well and septic system. Beautifully paved recreation paths will wind through the prairie, forming a scenic loop around the shared open space—ideal for peaceful, traffic-free walks. Homes must be between 2,000 and 3,000 square feet above grade.

| LOT | PRICE     | LOT SIZE | Exposure | Status    |
|-----|-----------|----------|----------|-----------|
| 1   | \$200,000 | 41,821   | 4 ft     | Available |
| 2   | \$225,000 | 40,243   | 4 ft     | Available |
| 3   | \$225,000 | 36,000   | 4 ft     | Available |
| 4   | \$225,000 | 36,000   | 4 ft     | Available |
| 5   | \$225,000 | 36,000   | 4 ft     | Available |
| 6   | \$225,000 | 36,000   | 4 ft     | Available |
| 7   | \$225,000 | 38,356   | 4 ft     | Available |
| 8   | \$225,000 | 37,232   | 4 ft     | Available |
| 9   | \$225,000 | 36,250   | 4 ft     | Available |
| 10  | \$225,000 | 38,313   | 5 ft     | Available |
| 11  | \$225,000 | 39,732   | 5 ft     | A/O       |

*Price subject to change without notice.*

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

The smaller home size requirements in The Gathering are thoughtfully designed to complement the surrounding neighborhood. With 4-foot exposures on every homesite, there's ample opportunity to maximize living space while maintaining a harmonious scale and aesthetic.

## LOT INFORMATION

|                            |                   |
|----------------------------|-------------------|
| LOCATION                   | Village of Summit |
| YEAR DEVELOPED             | 2025              |
| NUMBER OF HOMESITES        | 11                |
| OPEN SPACE IN ACRES        | 17                |
| % OF TOTAL OPEN SPACE AREA | 46%               |
| GROSS DENSITY              | 3.13 Acres        |
| TOTAL ACREAGE              | 37                |
| AVERAGE LOT SIZE           | 0.86 Acres        |
| MUNICIPAL SEWER            | No                |
| MUNICIPAL WATER            | No                |
| OUTBUILDINGS ALLOWED       | Yes               |

## HOME SPECIFICATIONS

|                                      |                        |
|--------------------------------------|------------------------|
| APPROXIMATE HOUSE & LOT PACKAGE COST | \$800,000-\$1,200,000+ |
| LOT PRICES                           | \$200,000-\$225,000    |
| MINIMUM SIZE – 1 OR 2 STORY          | 2,000 Sq. Ft.          |
| MAXIMUM SIZE – 1 OR 2 STORY          | 3,000 Sq. Ft.          |
| SIDING MATERIALS                     | Natural or Hardiplank  |
| ROOF MATERIALS                       | Cedar/Dimensional      |
| MIN ROOF PITCH – 1 STORY             | 10/12                  |
| MIN ROOF PITCH – 2 STORY             | 8/12                   |
| MASONRY CHIMNEY & EXPOSED FOUNDATION | No                     |
| SETBACKS (FRONT/SIDES/REAR)          | 40'/20'/35'            |
| 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.**

