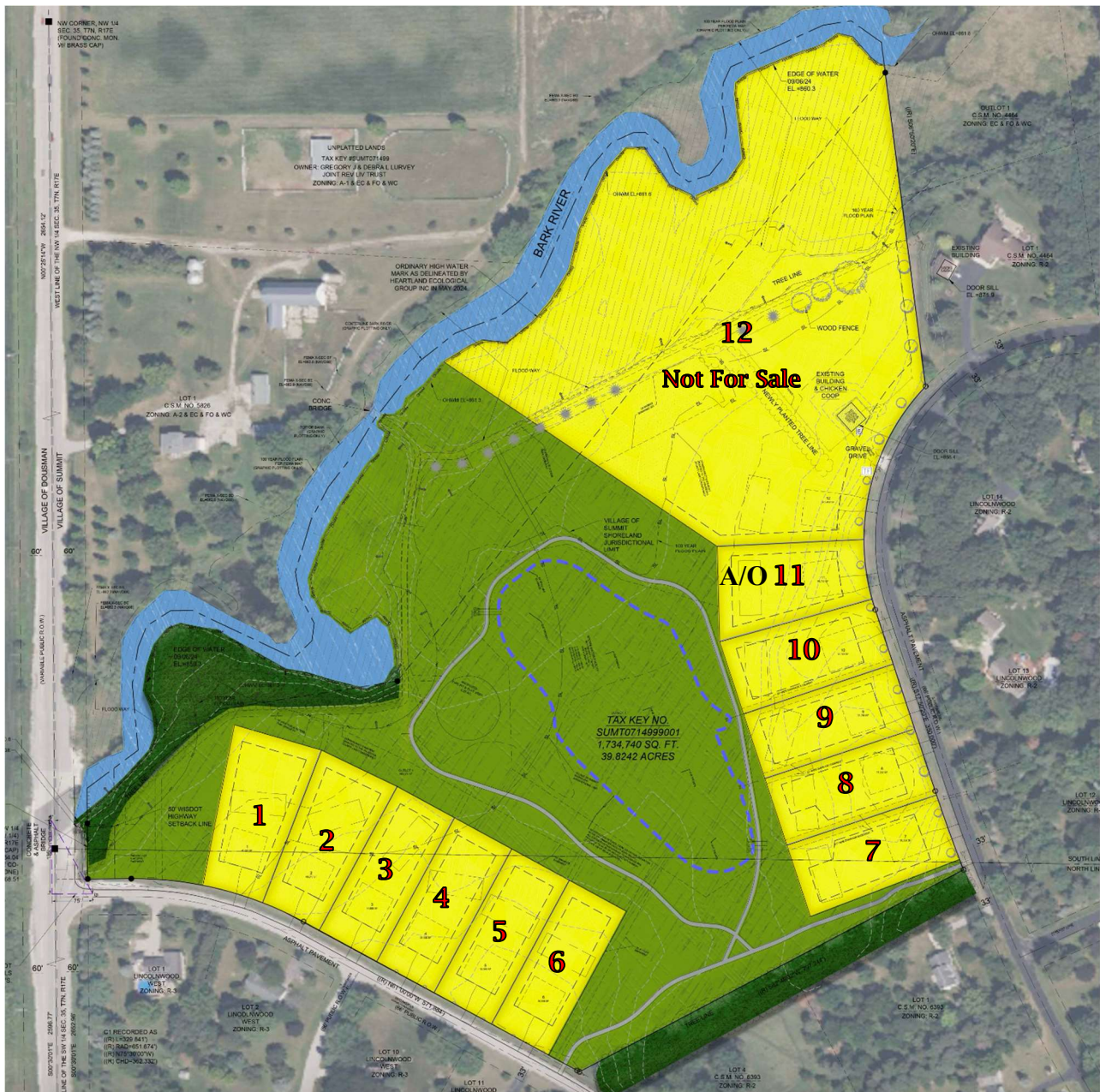


NEW!

Discover the Charm of Prairie Living in the Village of Summit

Introducing 11 exceptional $\frac{3}{4}$ -acre homesites set within a beautifully restored prairie and wetland landscape along the serene Bark River. These spacious lots offer an ideal balance of natural beauty and rural tranquility, with sweeping views and peaceful surroundings.

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.

* An additional 500 square feet may be finished above the garage.

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.

GENERAL SPECIFICATIONS



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

*An additional 500 square feet of living space may be finished above the garage.



**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.**

