



HIGH RIDGE

*Prestigious Homesites
in Harmony with Nature*



Nestled between the treelined borders of Pewaukee Lake and the scenic Nagawaukee Golf Course, High Ridge is destined to be a prestigious residential community. Characterized by creative land planning, attention to detail and generous acres of natural open space; High Ridge exemplifies a commitment to the preservation of the natural character of the land and its surroundings.

High Ridge is being developed by SIEPMANN REALTY CORPORATION and BIELINSKI BROS. BUILDERS, INC., two of the area's most respected residential builders and land developers. Together, these developers have the expertise, experience and dedication necessary to create a distinctive environment in harmony with nature. Complete with hedgerows of mature timber, acres of parks and natural open space; High Ridge is the perfect site to build the home of your family's future.

— A JOINT VENTURE OF —

 **SIEPMANN REALTY**
CORPORATION

BIELINSKI
BROS. BUILDERS, INC.



GENERAL INFORMATION

LOCATION High Ridge is located on the northeast corner of Highway "E" and Golf Road in the Town of Delafield.

IMPROVEMENTS Included in the price of each lot is sewer with lateral to lot line; asphalt streets; underground gas, electricity and telephone.

- BASIC RESTRICTIONS**
1. All lots in High Ridge are restricted to the erection of a one story, one and one half story, two story or split level single family residence and attached garage.
 2. The minimum living area of the home is as follows:
 - a. One story no less than 2,000 square feet total.
 - b. One and one-half story no less than 1,200 square feet on the first floor.
 - c. Two story no less than 1,100 square feet on both floors.
 - d. Split level no less than 1,400 square feet on the upper two levels.
 - e. Bi-level no less than 1,400 square feet on the upper level.These restrictions are subject to the minimum floor area requirements for the Town of Delafield.
 3. All exterior walls shall be constructed of natural materials.
 4. Minimum setbacks shall be 50 feet from the front and 20 feet from each side.
 5. All building plans, exterior design and color must be approved by Siepmann Realty Corporation.

HIGH RIDGE PARKS AND OPEN SPACES High Ridge's "open space areas", including the Park and Wildlife Area and the Wildlife Preservation Area, will be deeded to the High Ridge Homeowners Association by the developer. This Homeowners Association shall be responsible for the maintenance of these open space areas as well as the landscaped courts, entryway monuments and landscaping along Golf Road and Maple Avenue. Each lot owner will automatically be a member of the Association and be responsible for the payment of annual dues.

NEIGHBORING AMENITIES High Ridge is located within minutes of Nagawaukee Golf Course and Nagawaukee Park which provides trails, nature and picnic areas and boat launching on both Pewaukee and Nagawicka Lakes. The High Ridge Wildlife Preservation Area does not provide access to Pewaukee Lake nor allow mooring of boats adjacent thereto.

SCHOOL INFORMATION The subdivision is served by Hartland/Lakeside Elementary School and Hartland Arrowhead High School. Both districts provide free bus service for all children.

For information please call SIEPMANN REALTY CORPORATION, 414/781-9700 or BIELINSKI BROS. BUILDERS, INC., 414/547-6181.



PEWAUKEE LAKE

NAGAWAUKEE GOLF COURSE AND
◀ COUNTY BOAT LAUNCH

INTERSTATE SYSTEM



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