

PRAIRIE WIND  
FARM



66 LOTS IN THE TOWN OF DELAFIELD  
 7 LOTS IN THE VILLAGE OF HARTLAND  
 65 ACRES OF OPEN SPACE

# PRAIRIE WIND FARM



*Prairie Wind Farm is a community that is rural by design. From the neighboring farmette to the expansive open spaces surrounding the homesites, Prairie Wind Farm offers the best in country living. The gently rolling land with its woods and mature tree lines offers an idyllic setting in which to live and enjoy the many benefits of Waukesha County's Lake Country area. Prairie Wind Farm will feature the hallmarks of neighborhoods created by Siepmann Realty: creative planning, generous open space, attention to detail and rigorous architectural control.*

## AMENITIES

**OPEN SPACES** Prairie Wind Farm Open Space Areas will be owned in common by all Prairie Wind Farm lot owners. A Homeowners Association will be responsible for the care and maintenance of these open space areas as well as the landscaped court, entryways, and ponds. Each lot owner will automatically be a member of the Association and be responsible for the payment of annual dues.

**IMPROVEMENTS** The price of each lot includes sanitary sewer with lateral to the lot line, asphalt streets, underground gas, electric, telephone and cable TV service. Hartland lots also include a water lateral to the lot line.

**NEIGHBORHOOD AMENITIES** Prairie Wind Farm contains more than 65 acres of common open space featuring ponds, woods, walking trails and landscaped court and entryways. In addition, Prairie Wind Farm is located a short distance from Nagawaukee Park which provides golf, hiking and biking trails, and nature and picnic areas. Several other popular golf courses are also nearby. There are boat launching sites on both Nagawicka and Pewaukee Lakes and Pewaukee and Hartland shopping areas are just minutes away.

**SCHOOL INFORMATION** Prairie Wind Farm is served by Hartland South Elementary School, North Shore Middle School and Arrowhead High School. Bus service is provided for all children.

## BUILDING RESTRICTIONS

All homes in Prairie Wind Farm must meet minimum size requirements. All homes in Delafield must be a minimum of 2300 square feet. In Hartland all one story homes must be a minimum of 1700 square feet and all others 2000 square feet. These requirements exclude any living area in the basement level.

All homes must have an attached garage for at least two cars. All homes in Delafield must have the garage entrance on the side of the building.

Only materials such as solid wood, Louisiana Pacific Lap siding, Hardiplank siding or their equivalents, stone, (cultured stone may be allowed upon specific approval by Siepmann Realty Corp.), brick, or stucco may be used on the exterior walls. These materials must be applied in an architecturally correct manner.

No outbuildings or above ground pools will be permitted.

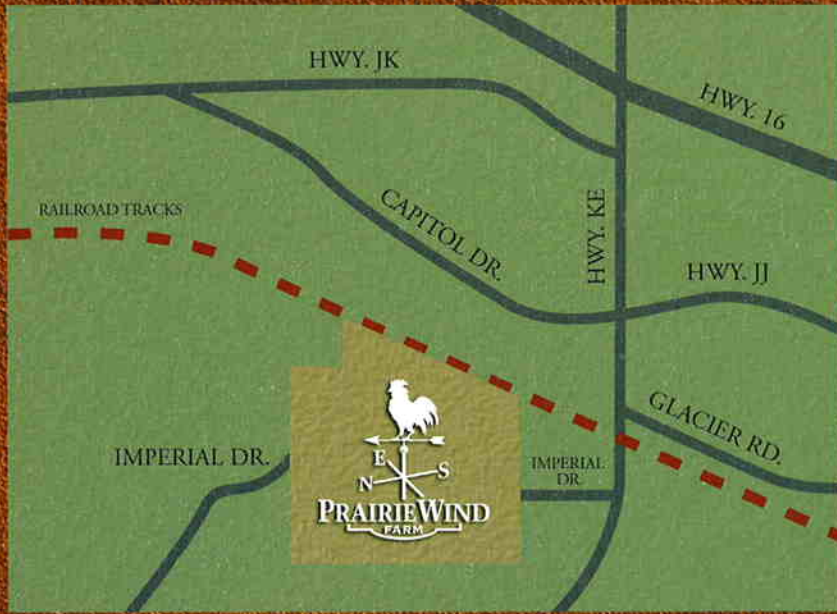
Each lot owner is required to purchase and install a specific lamp and post and mailbox set.

These requirements plus others involving specific construction details will be clearly noted on the Prairie Wind Farm guidelines for plan approval which will be provided at time of purchase.

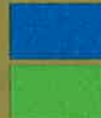
Siepmann Realty Corporation must approve all building plans, architectural details, house location, and house grades prior to construction.







**DIRECTIONS** Exit Highway 16 at Hwy. KE.  
 Go south on Hwy. KE (North Shore Drive) about  
 1 mile to Imperial Drive. Go west on Imperial Drive  
 to the Prairie Wind Farm entrance.



**SIEPMANN REALTY**  
 CORPORATION

FOR MORE INFORMATION CALL

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