


# QUALITY

The philosophy of Siepmann Realty Corporation, from its inception, has been to develop unique quality communities that preserve the natural character of the land and its surroundings. Now, 40 years, three generations and hundreds of developments later, it can be said that the Siepmann philosophy remains uncompromised. Whether the development was a residential community, office complex, industrial park, condominium grouping, single family dwelling or specialty retail shopping center... the Siepmann Tradition has always prevailed. A tradition that has brought real meaning to the word quality and has set the standard by which real estate development in this marketplace is often measured.

 **SIEPMANN REALTY**  
CORPORATION  
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Phone 414-781-9700

A SPECIAL  
RESIDENTIAL  
COMMUNITY  
DESIGNED FOR THOSE  
WHO APPRECIATE A  
SENSITIVE AND  
CREATIVE APPROACH  
TO LAND PLANNING,  
AND FEEL  
STRONGLY ABOUT THE  
PRESERVATION OF  
WETLANDS, WOODS,  
AND OPEN SPACES.

# STILLMEADOW





**S**his carefully planned and superbly implemented community is brought to you by Siepman Realty Corporation, a talented family team specializing in creative and innovative open space communities. Their experience, goals, and standards of quality will not only offer you an enjoyable everyday lifestyle but will insure and enhance your investment for many years to come.

**Location** Stillmeadow is located in the Town of Delafield on the north side of North Shore Drive (Highway KE) one half mile east of Highway E, just south of Hartland.

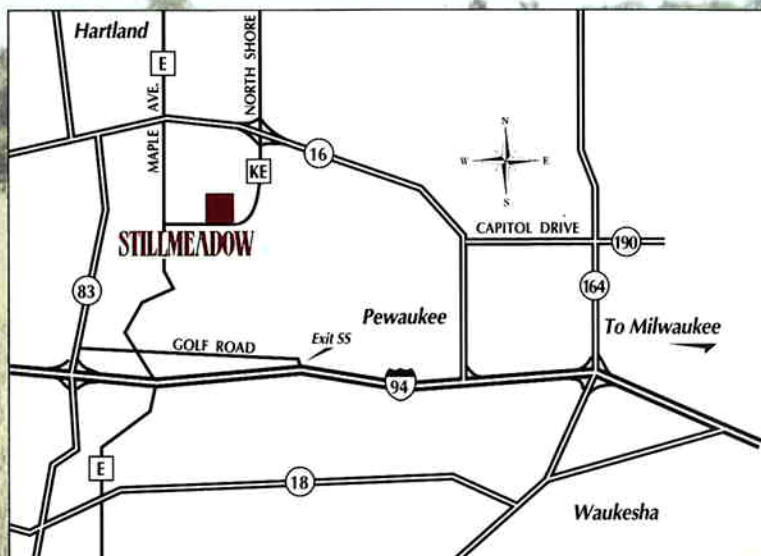
**Open Spaces** Stillmeadow "Open Space Areas" will be owned in common by all Stillmeadow lot owners. A Homeowners Association will be responsible for the care and maintenance of these open space areas as well as the landscaped courts, entryways, ponds and landscaping along North Shore Drive. Each lot 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 and telephone service.

**Stillmeadow Amenities** Stillmeadow contains over 80 acres of common open space which includes several ponds, a children's play area, hiking trails and landscaped courts and entryways.

**Neighborhood Amenities** Stillmeadow is located a short distance from Nagawaukee Park which provides trails, nature and picnic areas and boat launching on both Pewaukee and Nagawicka Lakes. Nagawaukee and Lakeside golf courses are also only minutes away.

**School Information** Stillmeadow is served by Hartland/Lakeside Elementary School and Hartland Arrowhead High School. Both districts provide free bus service for all children.



Highway 16 to Jungbluth Road Exit (Highway KE), follow KE south and west 2 miles to entrance.



Dimensions are approximate. Developer reserves the right to make changes without notice.

**BUILDING RESTRICTIONS**

All homes in Stillmeadow must be a minimum of 2500 sq. ft. excluding any living area in the lower or basement level. Side entry garages are required.

Roofs shall be constructed of cedar shakes or approved dimensional shingles in a "weatherwood" color. Specific minimum roof pitches are required.

Only natural materials such as wood (including Louisiana Pacific Lap siding or equivalent), stone, brick or stucco shall be used on the exterior walls. These materials shall be applied in an architecturally correct manner.

Each lot owner will be required to purchase and install a specific post, lamp and mailbox.

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

All building plans, exterior design, architectural details, house location and grades must be approved by Siepman Realty Corporation.

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