

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, over 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, 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

17800 W. Capitol Dr. • Brookfield, WI 53045
Phone 414-781-9700

THE PEACE
AND TRANQUILITY
OF THE COUNTRY...

...AT THE EDGE
OF THE CITY

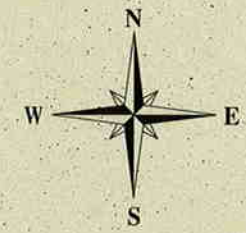


TALL GRASS

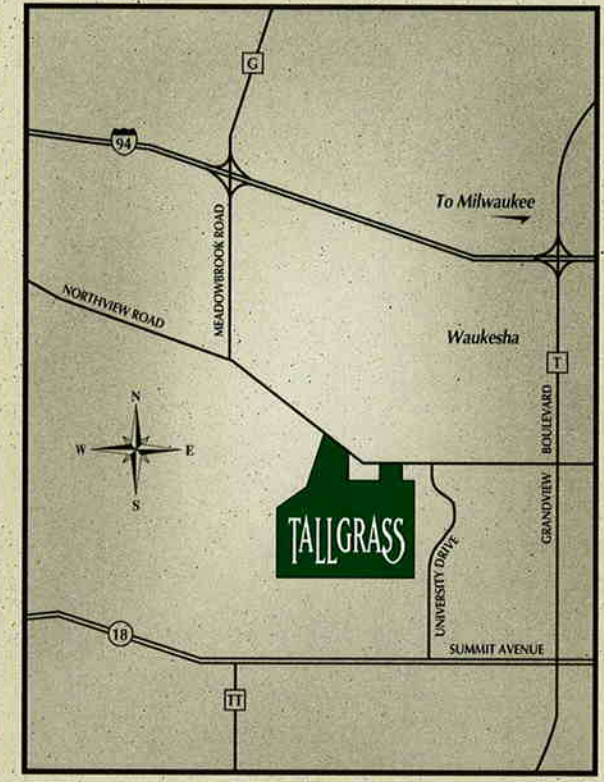


TALLGRASS

Inspired by the rolling hills and prairies that once covered Waukesha County....



LOCATION MAP



LOCATION

Tallgrass is located in the City of Waukesha, on the south side of Northview Road, one mile west of Grandview Boulevard (Highway T), adjacent to the University of Wisconsin, Waukesha Campus.



- Phase I
- Phase II

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Tallgrass, a name reminiscent of the rolling hillside prairies that once covered Waukesha County, inspired the theme for this outstanding new innovative community. Everything you see at Tallgrass is a result of a master plan that is imaginative yet sensitive to the natural characteristics of the land. Over 100 exquisite individual homesites and an exceptional multi family area are surrounded by more than 50 acres of permanently preserved open space and woods. You'll enjoy wonderful views of the surrounding countryside, while all of the services offered by the city of Waukesha are conveniently available nearby. Tallgrass combines the pastoral charm of the country with the best of city life.

This carefully planned and superbly implemented community is brought to you by Siepmann 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.



AMENITIES

Open Spaces. Tallgrass open spaces will be owned in common by all Tallgrass lot owners. A Homeowners Association will be responsible for the care and maintenance of these open space areas as well as the landscaped court, entryway and play area. 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 and municipal water, paved street with curb and gutter, sidewalks, underground electric, gas and telephone service.

Tallgrass Amenities. Tallgrass contains a permanent network of over 50-acres of common open space which includes walking trails, 18 acres of woods, preserved tree lines, lots of room for children to play, an attractive landscaped court and an inviting entryway.

Neighborhood Amenities. Tallgrass is located within minutes of county and neighborhood parks, churches, public golf courses, Pewaukee Lake and the retail areas along Silvernail Road and Grandview Boulevard. In addition, the services offered in the City of Waukesha are all conveniently nearby.

School Information. Tallgrass is located within the Waukesha School District. The school district offers open enrollment, allowing students to attend the district school of their choice, provided space is available.

BUILDING RESTRICTIONS

All homes in Tallgrass must be a minimum of 2300 sq. ft. excluding any living area in the lower or basement level.

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.

No outbuildings will be permitted.

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

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

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