



Wethersfield

W e t h e r s f i e l d ...

A very special place offering very special amenities. Nestle your home into the perfect setting adjoining 35 acres of permanently preserved open space. Share your back yard with your neighbors – whitetail deer, red fox, and great blue heron. Conveniently located close to local shopping, schools, churches, and all the recreational activities of the Lake Country, Wethersfield puts you in the heart of it all.

A m e n i t i e s ...

Open Space. Wethersfield contains over 35 acres of permanently preserved open space which features walking trails, ponds, woods, preserved tree lines, a children's play area, attractively landscaped courts, and inviting entryways. These Wethersfield open spaces will be owned in common by all Wethersfield 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, and play area. Each lot owner will automatically become a member of the Association and will be responsible for the payment of annual dues.

Improvements. Each lot includes sanitary sewer and municipal water, paved streets with curb and gutter, underground electric, cable television, telephone and natural gas services.

Neighborhood Amenities. Wethersfield is conveniently located within minutes of county and neighborhood parks,

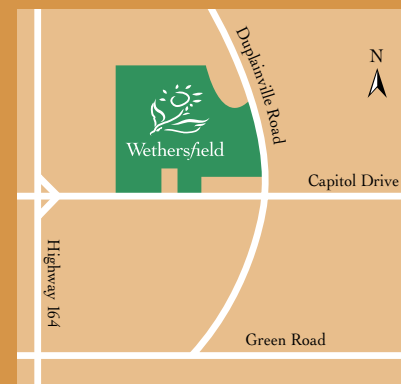
churches, public golf courses, Pewaukee Lake and numerous shopping and entertainment services.

School Information. Wethersfield is located in the Pewaukee School District. Bus service is provided.

B u i l d i n g R e s t r i c t i o n s ...

All homes in Wethersfield must be a minimum of 2300 square feet excluding any living area in the lower or basement level. Garages will be side-entry. ■ 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 will 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 & post and mailbox set. ■ These requirements plus others involving specific construction details will be clearly noted on the Wethersfield 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.





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The philosophy of Siepmann Realty Corporation, from its inception, has been to develop unique quality communities that preserve the natural character of the land. 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 neighborhood, 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.



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FOR MORE INFORMATION CALL

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