

CITY OF WAUKESHA

WAUKESHA COUNTY

PEBBLE VALLEY

Residence Phones:

1-567-8147

243-5252

367-2903

Offered By

SIEPMANN REALTY CORP.

Office:

17700 W. Capitol Drive

Brookfield, Wisconsin

781-9700

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LOCATION

West on I-94 to Hwy T. South to Access Road (Silvernail Road)  
West on Silvernail Road to Main Entrance.

IMPROVEMENTS

Included in the price of each lot is sewer, sewer lateral to lot line, water, storm sewer, natural gas, underground electricity and telephone; permanent type asphalt streets with curb and gutter will also be installed by the City in the future. The cost of this improvement has been prepaid by the Developer. There will be no assessment for this future improvement. Sidewalks are provided on all major streets.

BASIC RESTRICTIONS

1. All residential lots in PEBBLE VALLEY are restricted to the erection of a one story, story and one-half two story or split level one family residence building and attached two car garage.
2. The minimum living area of the home is as follows:
  - A. One story home shall be 1400 square feet.
  - B. One and one-half story home shall have a minimum of 1200 square feet on the first floor.
  - C. Two story home shall be 2200 square feet with a minimum of 1100 square feet on the first floor.
  - D. Split level home shall have minimum of 1300 square feet on upper two levels.
3. Minimum setbacks shall be 25 feet from the front lot line and 10 feet from each side and 40 feet from rear. Please contact our office for special corner lot requirements.
4. All building plans and exterior design and location of structure must be approved by Siepmann Investment Corp. or its designated agent.

### PEBBLE VALLEY PRIVATE PARK AND OPEN SPACE

The PEBBLE VALLEY private park areas, play areas and landscaped courts as designated on the plat will be provided and established by the Siepmann Investment Corp. and maintained by means of a nominal yearly assessment on each lot.

### PEBBLE VALLEY PUBLIC PARK

The PEBBLE VALLEY public park as designated on the plat has been dedicated to the City of Waukesha by Siepmann Investment Corp.. The basic landscaping and lagoon will be created and paid for by Siepmann Investment Corp.. The maintenance of the public park shall be assumed by the City of Waukesha Park and Recreation Department.

### SCHOOL INFORMATION

ELEMENTARY - Grades 1 thru 6 - Northview School located on corner of Northview Rd. and Grandview Blvd.  
MIDDLE SCHOOL - Grades 7 and 8 - Butler Middle School located at 310 North Hine Avenue  
HIGHSCHOOL - Grades 9 and 10 - Waukesha Highschool, Central Campus, 400 North Grand Avenue  
HIGHSCHOOL - Grades 11 and 12 - Waukesha Highschool, South Campus - 401 East Roberta  
CATHOLIC ELEMENTARY - Grades 3 thru 8 - St. Williams, 440 North Moreland  
CATHOLIC HIGHSCHOOL - Catholic Memorial Highschool, Grades 9 thru 12 - 601 E. College Avenue

Public bus service is available from PEBBLE VALLEY to Central and South Campus Schools.

### UNDERGROUND ELECTRICITY AND TELEPHONE

All lots in Pebble Valley will be serviced by underground electricity. This underground electricity instead of being installed at the rear lot line as has been the usual practice, will be installed between the front lot line and the residence thereby eliminating the need for a longer lateral and the above ground transformer equipment. When the house is constructed, however, special attention must be given to the foundation wall construction in order to accommodate a transformer to be installed at the base of the building. Please contact Siepmann Realty Corp. or the Electric Company for more information on this new concept.

All lots in PEBBLE VALLEY will be serviced by underground telephone. The Wisconsin Telephone Company will install the laterals to the home at no extra expense to the owner



#### MEMBERSHIP IN PEBBLE VALLEY MAINTENANCE CORPORATION

Siepmann Investment Corp., as part of the development plan for Phase I, PEBBLE VALLEY, has included 14 landscaped courts, a substantial private park area identified as Outlot 3 on the plat, and several smaller areas (Outlots 1, 2 and 4) designed for entryways and mini-plazas. All of these areas will be developed and landscaped by Siepmann Investment Corp. and the cost for this is included in the price of the lot. As future phases of PEBBLE VALLEY are completed, additional courts and private park areas will also be created in accord with the PEBBLE VALLEY Master Plan.

Siepmann Investment Corp. has organized an association known as PEBBLE VALLEY Maintenance Corporation. The function of this Corporation is to provide a perpetual entity for the maintenance of the park areas. On purchasing a lot in PEBBLE VALLEY, each owner automatically becomes a member of this Corporation, and as such is entitled to all the rights and benefits of the use of these parks. Furthermore, each owner is subject to a required annual assessment to be levied by the PEBBLE VALLEY Maintenance Corporation for the maintenance and operation of these green areas.

When multiple family areas are developed, their owners will also be assessed for a portion of the maintenance and operation of these green areas in accordance with the formulas noted in the recorded Deed Restrictions.

As future phases of the PEBBLE VALLEY Master Plan are constructed, additional courts and private park areas shall be created by Siepmann Investment Corp. and contributed to the PEBBLE VALLEY Maintenance Corporation. The maintenance cost of all the private park and court areas shall then be assessed in accordance with the Deed Restrictions to all the developed areas.

#### LIGHTING SYSTEM

Each of the courts as well as certain of the private park areas will be illuminated by lighting fixtures owned by PEBBLE VALLEY Maintenance Corporation. The cost of this system's operation as in the case of the private park maintenance, will be assessed by the PEBBLE VALLEY Maintenance Corporation to each owner.

#### ESTIMATED COST OF MAINTENANCE AND LIGHTING

It is expected that the cost of maintenance and the court and private park lighting should be no greater than \$40.00 per lot per year. Further detailed information on the organization and administration of the Pebble Valley Maintenance Corporation is contained in the Deed Restrictions or may be obtained from Siepmann Realty Corp..

### PRIVATE YARD LANTERNS REQUIRED

Each lot owner will be required by Deed Restriction to purchase, install, and operate a specified uniform post light fixture with electric eye which will be located at the discretion of the Developer but generally at the front of each lot adjacent to the driveway. The cost of this fixture shall be \$150.00 including the installation, payable at the closing of the lot purchase.

### PEBBLE VALLEY ELEMENTARY SCHOOL

A site has been purchased by the City of Waukesha within PEBBLE VALLEY as located on the Master Plan for an elementary school.

### PEBBLE VALLEY ZONING

Stability of value and peace of mind should be derived from knowing in advance the character and quality of PEBBLE VALLEY.

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"DESIGNED WITH YOU IN MIND"