



Presents



**SummerHill**

**West**

Summerhill West is located in the Town of Delafield in Waukesha County. Summerhill West is an 8 lot addition to the existing Summerhill Subdivision. Each homesite is about  $\frac{3}{4}$  of an acre in size, and ranging from level to those with potential for an exposed lower level. All of the homesites are served by municipal sewer. Summerhill West is in the Hartland Arrowhead School district.

**Location** On Millridge Road, about  $\frac{1}{2}$  mile west of Hillcrest Drive. Take highway KE (North Shore Drive) to Hillcrest Drive, then south to Summerhill Road, west to Millridge Road and continue west on Millridge Road to these homesites.

**Minimum Building Requirements** Single-family home with not less than 2,500 square feet of living area for a 1-story home; not less than 2,600 square feet of living area for all others; minimum 2 car side-entry attached garage.

**Utilities** Each homesite will have municipal sanitary sewer with a lateral to the front lot line, electricity, natural gas, phone and cable service. Each homesite will require a private well to be installed by the buyer.

**Real Estate Taxes** All of the homesites in Summerhill West are currently assessed as agricultural use and may be subject to a conversion charge upon a change in use.

The 2013 Town of Delafield combined tax rate is \$13.89/thousand dollars of assessed value.

**Schools** Summerhill West is located in the Hartland Arrowhead School District.

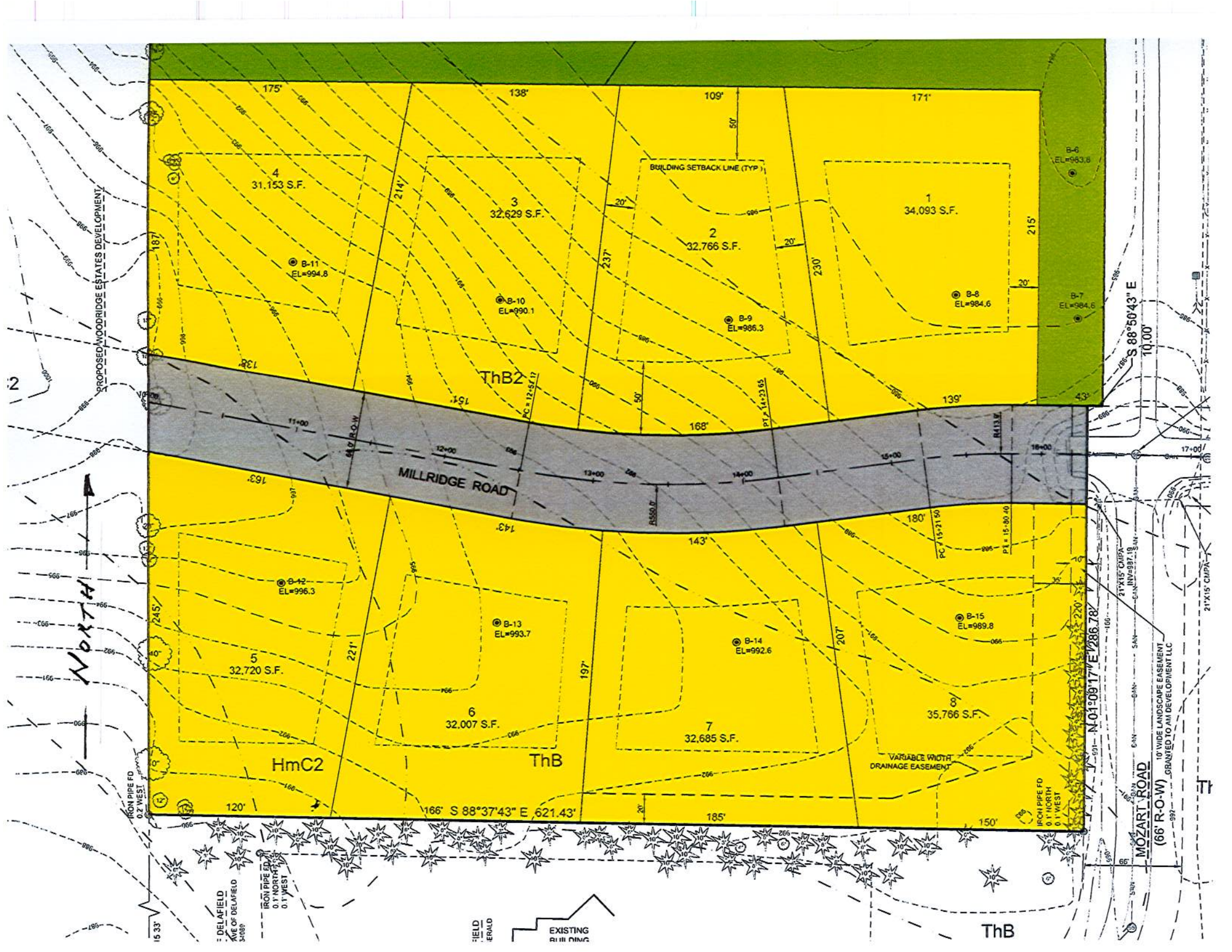
**Homeowners Association** Each lot owner will automatically become a member of the Summerhill Homeowners Association which includes the right to use the open space area of Summerhill and Summerhill West and requires the payment of annual dues for the maintenance thereof. 2014 dues are \$800 per lot.

**Lot Size and Dimensions** See Attached Plat.

**Lot Prices** See Attached Price Sheet.

**262.650.9700**

**[www.siepmannrealty.com](http://www.siepmannrealty.com)**



PROPOSED WOODRIDGE ESTATES DEVELOPMENT

NORTH

IRON PIPE FD  
0.2' WEST

DELAFIELD  
LINE OF DELAFIELD  
5' WEST

IRON PIPE FD  
0.1' NORTH  
0.1' WEST

FIELD  
ERIALD

EXISTING  
BUILDING

ThB

MILLRIDGE ROAD

BUILDING SETBACK LINE (TYP)

VARIABLE WIDTH  
DRAINAGE EASEMENT

4  
31,153 S.F.

3  
32,629 S.F.

2  
32,766 S.F.

1  
34,093 S.F.

5  
32,720 S.F.

6  
32,007 S.F.

7  
32,685 S.F.

35,766 S.F.

B-11  
EL=994.8

B-10  
EL=990.1

B-9  
EL=986.3

B-8  
EL=984.6

B-6  
EL=983.8

B-7  
EL=984.6

B-12  
EL=996.3

B-13  
EL=993.7

B-14  
EL=992.6

B-15  
EL=989.8

175'

138'

109'

171'

214'

214'

20'

20'

215'

187'

151'

168'

139'

163'

143'

143'

180'

120'

166' S 88°37'43" E 621.43'

185'

150'

S 88°50'43" E  
10.00'

N 01°09'17" E 1286.78'

MOZART ROAD  
(66' R.O.W)

10' WIDE LANDSCAPE EASEMENT  
GRANTED TO AM DEVELOPMENT LLC

21' X 15' CMPA  
SAN

21' X 15' CMPA  
SAN

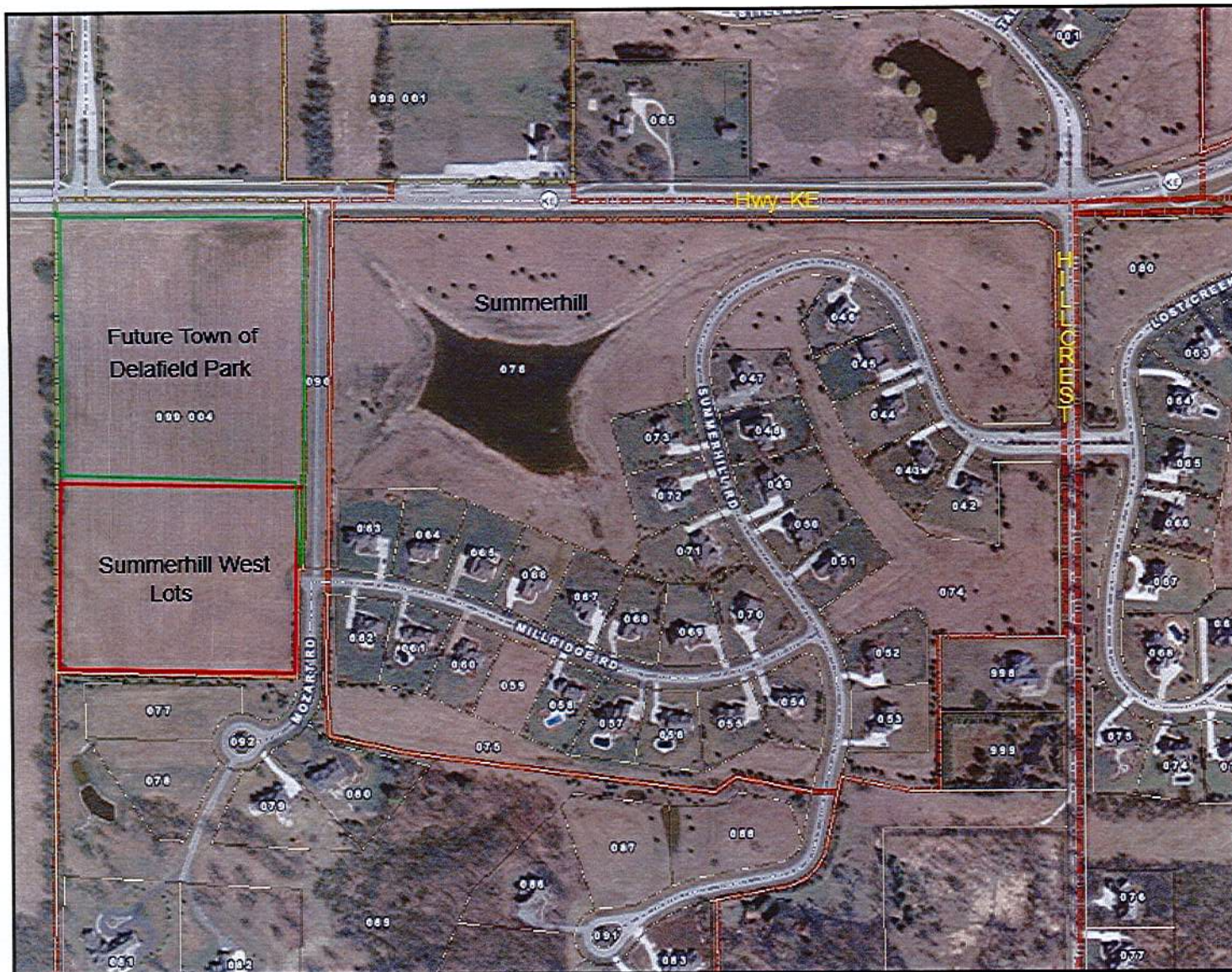
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SAN

21' X 15' CMPA  
SAN



**Legend**

**Plats**

- Assessor Plat
- CSM
- Condo Plat
- Subdivision Plat

0 403.19 Feet

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**Notes:**

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