

**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Plan Commission Meeting
Agenda
Monday, March 10, 2025
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of Oct. 14, 2024 Meeting
4. Correspondence:

None

5. Citizen Comments:

6. Plan Commission Conceptual Review:

Discussion on Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting conceptual approval of a residential development on Tax Parcel #82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

7. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the March 10, 2025 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 28th day of February 2025

Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. Notice is hereby given that members of the Plan Commission members participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.



Village of Somers
Proceeding from the Village Plan
Commission Meeting
Oct. 14, 2024

1. Call to Order

Chairman Stoner called the meeting to order at 5:28 p.m.

Present:

- Chairman George **Stoner**
- Commissioner Troy **Steege**
- Commissioner Gregg **Thompson**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**

Absent:

- Commissioner Jerry **Romanowski**
- Alternate Pat **Juliana**

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier, Somers Fire Chief Ben Andersen, Deputy Chief Jodin Froeber
Village Trustees: Jackie Nelson
Kenosha County Planners: Luke Godshall
Village Engineer: Brett Biwer

2. Pledge of Allegiance

Chairman **Stoner** led everyone in the Pledge of Allegiance.

3. Approve Minutes of the Aug. 12, 2024 Meeting

Commissioner **Boxx** moved to approve to the minutes.
Seconded by Commissioner **Steege**.
Motion carried. 6-0 vote.

4. Correspondence

None

5. Citizen Comments

Tom **Harper** – 8910 12th Street

Mr. **Harper** mentioned that his property is very close to the school and bring up parking concerns. He mentions that cars have parked on the road during events and it is a safety concern, He also mentions noise from indoor and outdoor events and hopes that sound proofing options will be considered.

6. **Rezone: Public Hearing and Action on Request by:** John & Ruthann Spaay, 6828 Grand Pkwy, Wauwatosa, WI 53213 (Owner), Steven Frederick, 5025 12th St., Kenosha, WI 53144 (Agent), requesting approval of a rezoning from R-2 Suburban Single-Family Residential Dist. & A-2 General Agricultural Dist. to R-2 Suburban Single-Family Residential Dist. on Tax Parcel #82-4-222-142-0070, located in the NW ¼ of Section 14, T2N, R22E, Village of Somers. *(For information only, the property is located on the south side of Highway E, two parcel east of 52nd Avenue.)*

Public comments: none

Commissioner **Boxx** makes a motion to approve the request.

Commissioner **Steege** seconds the motion.

Motion carried. 6-0.

Passes unanimously

7. **Land Division (Certified Survey Map): Discussion and Action on Request by:** John & Ruthann Spaay, 6828 Grand Pkwy, Wauwatosa, WI 53213 (Owner), Steven Frederick, 5025 12th St., Kenosha, WI 53144 (Agent), requests approval of a Certified Survey Map (dated August 26, 2024 and prepared by Mark A. Bolender of Ambit Land Surveying) to create two (2) 4.82-acre Lots from Tax Parcel #82-4-222-142-0070, located in the NW ¼ of Section 14, T2N, R22E, Village of Somers. *(For information only, the property is located on the south side of Highway E, two parcel east of 52nd Avenue.)*

Public comments: none

Commissioner **Boxx** makes a motion to approve the request.

Commissioner **Thompson** seconds the motion.

Motion carried. 6-0.

Passes unanimously

8. **Comprehensive Plan Amendment: Public Hearing and Action on Request by:** Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from High-Density

Residential to Medium-Density Residential, on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only, the property is East and South of the Pike Creek Lift Station.)*

Public comments: none

Commissioner **Boxx** makes a motion to approve the request.

Administrator **Peters** mentions that there have been changes to the project since the concept was presented to the board at their July 8th meeting.

Bear Development Project Manager Dan **Szczap** mentions that the project presented was a residential mix of 33 single-family homes and 64 two-family buildings that received positive feedback when it was presented in July. They therefore started the process to re-zone and amend the comprehensive land use plan accordingly. They are proposing zero lot-line parcels to accommodate the two-family buildings. It would look like a condominium but be on a fee-simple lot. They have done this before in Mount Pleasant.

Szczap suggests three ways to move forward:

1. Move forward with the concept plan and using a PUD to handle deviations
2. Changing the two-family dwellings to condos
3. Changing the zoning code to accommodate zero-lot-line development

Administrator **Peters** mentions that Bear is also looking at the possibility of filling the site and changing it to single-family homes.

Szczap mentions that the soil condition and high ground water on the property has been challenging and that the fill would allow for the structures to be built with basements. They are in discussion to secure fill for the site but that has not been finalized.

Commissioner **Boxx** gets confirmation from **Szczap** that if sufficient fill is secured, the duplexes would be changed to single-family homes on the entire site. If the fill is not secured, the developer would plan to move forward with zero-lot-line dwellings to accommodate the challenges of the site and be a financially viable project. The developer states that condominiums is a complicated form of ownership and is not their preference.

Commissioner **Boxx** mentions that the developer is asking for a reduction of the setbacks from what the zoning allows.

Commissioner **Steege** asks whether, in the case the site is converted to single-family homes, the setbacks would be compliant with current ordinances.

Szczap states that he is not sure as the site plan is likely to change and they may ask for minor relief.

Commissioner **Steege** asks for clarification about the changes from the plan resented in July.

Szczap states that the building and roads through the site did not change, only the lot lines through the duplexes have changed to create zero-lot-line fee-simple lots.

Commissioner **Boxx** asks details about the maintenance of the property.

Szczap explains that declarations, homeowner association and/or covenants would govern maintenance, common areas, architecture and insurance.

Commissioner **DeLuca** asks again whether the developer would still ask for zero-lot-lots if they secured the fill.

Szczap states that if the fill is secured, they would eliminate the two-family units in favor of single-family lots.

Chairman **Stoner** is concerned about zero-lot-line and issues with neighbors maintaining their properties to different standards.

Szczap states that the management documents would be similar to a condominium.

Chairman **Stoner** mentions concerns about the fill process and that the size of the lots for single family homes would have to change.

Chairman **Thompson** mentions being in favor of the medium density single-family project but is concern about the timing of the fill as it relates to weather.

Commissioner **Boxx** asks whether the management documents from a similar site could be provided to the commission for review.

Szczap states that that document is owned by a third party and would need approval before sharing it.

Commissioner **Steege** makes a motion to approve the request.

Commissioner **Chambers** seconds the motion.

Motion carried. 6-0.

Passes unanimously

9. Rezoning w/ PUD:

Public Hearing and Action on Request by: Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a rezoning from R-9 Multiple-

Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and A-2 General Agricultural Dist. to R-9 Multiple-Family Residential Dist., R-5 Urban Single-Family Residential Dist., and C-1 Lowland Resource Conservancy Dist., and PUD Planned Unit Development Overlay, on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only, the property is East and South of the Pike Creek Lift Station.)*

Public comments: none

Commissioner **DeLuca** makes a motion to table the request.

Commissioner **Steege** seconds the motion.

Motion carried. 6-0.

Passes unanimously

10. Conditional Use Permit:

Public Hearing and Action on Request by: Shoreland Lutheran High School Federation, Inc., 9026 12th St., Kenosha, WI 53144, (Owner), requesting a Conditional Use Permit to allow a school gymnasium in the I-1 Institutional Dist., on Tax Parcel # 82-4-222-084-0272, located in the SE 1/4 of Section 8, T2N, R22E, Village of Somers. *(For information use only, the property is located at 9026 12th Street.)*

Public comments:

Tom **Terletzky** – 9015 12th Street

Mr. **Terletzky** mentions his support for the school's expansion. He raises concerns about the extension of the water to the property from 100th Avenue. That resulted in the homeowners paying a large amount of the cost to the benefit of a proposed subdivision that would use a lot more of that water. **Terletzky** objects to the high cost to homeowners along 12th Street. He mentions that the Village has the authority to decide how the cost of the pipe would be charged to the benefiting properties.

Terletzky proposes a 20/30/50 cost split as follows: 20 percent would be paid by the school, 50 percent would be paid by the proposed subdivision and the remaining would be paid by the residents along Highway E according to frontage. The subdivision would pay back the assessment when the lots are sold. He mentions that this solution would speed up repayment.

Chairman **Stoner** mentions that they have no control over developers and mentions the additional infrastructure cost incurred to develop a subdivision. He states that other communities also assess property owner for utilities going by their properties. He also disputes the benefits

Terletzky mentions that homeowners have been subsidizing growth in their community by paying for the infrastructure and that it is not fair. He mentions that residents are not

notified of upcoming assessments until it is too late.

Chairman **Stoner** asks what the public notification process is.

Administrator **Peters** explains the process and what would trigger notification.

Terletzky mentions that by the time homeowners are notified it is too late for residents to object. He mentions that by that time the project has been approved and bids are under way. He reiterates that having residents pay for 70 percent of the cost is wrong.

Commissioner **Boxx** makes a motion to approve the request.

Commissioner **Steege** seconds the motion.

Chairman **Stoner** is concerned that the stormwater part of the project has not started. He also mentions that he will not support the school expansion without connection to municipal water in part due to fire protection. He mentions his support for the overall projects but also mentions that future athletic fields would need to be serviced by municipal water for bathrooms and any concession stands.

Commissioner **Steege** mentions his concerns with the stormwater plan, the traffic analysis and appropriate parking.

Excel Engineer Jeremy **Wagner** mentions that they are coordinating with Kenosha County about the stormwater project. He mentions that they just received the traffic analysis and shows only one additional car stacking at the four-way intersection. As to the parking, he states that the project will add 250 stalls.

Commissioner **Steege** asks whether the parking calculation accounts for gymnasium activities.

Wagner states that it does.

Chairman **Stoner** asks whether they are designing the water system for the project.

Wagner states that they are doing the plumbing but not the water main coming to the property. He states that the Village Engineer will design that.

Engineer Brett **Biwer** mentions that the design is very preliminary so far.

9100 11th Street

Fire Chief **Andersen** whether the State has reviewed the fire suppression system.

Chief **Andersen** states that it would not happen until the project is approved. He states that while the State would not force the property owner to connect to the water but the local ordinance would within six months. He mentions that it would be more cost effective to plan for municipal water connection at the time of the expansion.

Shoreland Lutheran High School President Paul **Scrifer** mentions that they are waiting for a final decision about municipal water connection. He states that preliminary engineering states they do not need to connect. Once the school hears that the water connection is necessary, they will design the project accordingly. He states that the school is not opposed to connection to municipal water.

Commissioner **Thompson** asks about the process to design and bidding for the water line going down 12th Street.

Administrator **Peters** explained that the Village engineer would start the design once the project is approved.

Commissioner **Thompson** asks if the design process would start before a decision was made about how the project would be paid for. He also asks whether the subdivision project is moving forward.

Administrator **Peters** answers that there has been no contact with the subdivision developer for the past two years.

Commissioner **Steege** mentions that the commission is not responsible for deciding how the project is financed, only approving the plans. The question of the water connection will be up to the Village Board.

Guy Hawley - 9100 11th Street

Mr. **Hawley** mentions that the construction of his house is delayed until the school's stormwater system is in place.

Chairman **Stoner** interjects that this issue has nothing to do with the school's project. He is aware of the situation and offers to speak with Hawley after the meeting.

Commissioner **Boxx** makes a motion to approve the conditional use permit.

Commissioner **Steege** seconds the motion.

Motion carried. 6-0.

Passes unanimously

11. Site Plan Review:

Discussion and Action Request by: Shoreland Lutheran High School Federation, Inc., 9026 12th St., Kenosha, WI 53144, (Owner), requests site plan review and exterior fenestration review on Tax Parcel # 82-4-222-084-0272, located in the SE 1/4 of Section 8, T2N, R22E, Village of Somers. *(For information use only, the property is located at 9026 12th Street.)*

Public comments: none

Commissioner **Boxx** makes a motion to approve the request.
Commissioner **Steege** seconds the motion.

Commissioner **Steege** asks details about the rooftop AC units.

Excel Engineer Alex **Fiebig** answers the questions and states that the number of unit has been reduced and features a two foot parapet.

Motion carried. 6-0.

Passes unanimously

12. Adjourn

Commissioner **Boxx** makes a motion to adjourn.
Commissioner **Steege** seconds the motion.
Motion carried 6-0 vote.

Passes unanimously

Drafted Oct. 16, 2024.

These minutes are not official until approved by the Plan Commission. Submitted by Assistant to the Administrator/Communication Specialist Kevin Poirier



KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

MEMORANDUM

TO: Jason Peters, Village of Somers Administrator
FROM: Luke Godshall, Senior Land Use Planner
DATE: 2-28-25
RE: Proposed Residential Re-development of Maplecrest Country Club

Project: Maplecrest Country Club Residential Re-development
Developer: Home Path Financial
Parcel(s): 82-4-222-201-0100

Proposed Use: Single- and Multi-Family residential development consisting of 346 total dwelling units.

Sanitation: To be served by sanitary sewer & water
Environmental Factors: Floodplain & Wetlands

Existing Land Use: Park and Recreational
Proposed Land Use: Medium-Density Residential & High-Density Residential

Current Zoning: PR-1 Park-Recreational District
Proposed Zoning: R-5, R-11, PUD overlay, C-1

Project Overview:

The Petitioners are seeking conceptual review comments from the Plan Commission of a proposed residential re-development of the Maplecrest Country Club, located at the southwest corner of County Trunk Highway "H" & 18th Street. The proposed residential community would consist of traditional single-family residential lots, duplexes, fourplexes, and eventually multi-family apartments in a future phase of the development.

Planner Comments:

The submitted conceptual site plan (dated 2-18-25) shows that the proposed development would be similar to proposed site layouts presented by previous developers, in that the development would contain a mixture of single-family family lots, duplexes and multi-family units. The proposed development differs from previous submittals in that the single-family portion would occur first, with the multi-family area being developed in a future phase.

The developer intends to initially subdivide the existing parcel via Certified Survey Map to create large lots that would later need to be subdivided further via the platting process (preliminary and final plats) to create the individual lots, detention pond areas (Outlots) and streets depicted on the submitted

conceptual site plan. Additionally, a condominium plat would be required to create the 44 fourplex condo units.

The developer proposes R-5 zoning for the single-family and duplex lots with a PUD overlay to allow for some departures of zoning ordinance requirements for things such as lot area, lot width and some setback requirements. The requested departures are similar to those requested by the previous developer of this property. Since R-5 zoning with a PUD only allows for buildings with a maximum of two dwelling units per structure, the fourplex units would need to be placed into a multi-family zoning district.

The conceptual site plan includes typical Lot diagrams which do a good job illustrating the size of building footprints that could fit upon the various Lot sizes. The submitted materials also include many examples of the various types of homes proposed for the development which include both single- and two-story homes in a wide variety of styles, finishes and materials. Building material specifications and color palettes are included in the conceptual submittal.

The submitted site plan illustrates a proposed street network within the development, including one connection to 18th Street on the north and one connection to CTH "H" (88th Avenue) on the east. There are also two future street connections provided for potential future development of the unplatted lands to the south and west of the development site, which are shown on the Village of Somers comprehensive land use plan to be slated for medium-density single-family residential development. Though the site plan does not indicate the width of the proposed streets, it is presumed the developer intends for all new Village street rights-of-way to meet the Village minimum width requirement of 66'.

When previous developers proposed similar residential developments on this parcel, the Kenosha County Highway Department indicated that an additional 27' of right-of-way must be dedicated for CTH H (to create a 60' half right-of-way). The submitted conceptual site plan does account for this additional 27' of right-of-way. It should be known that principal & accessory structures located on lots along CTH H will be required to meet the minimum highway setback requirement of 65' from the new right-of-way line, unless a setback reduction is specifically requested by the developer and approved by the Village Board.

The development site contains a fair amount of floodplain & wetland areas at the southeast portion of the site which the developer intends to utilize for open space and stormwater management. The submitted site plan does not indicate the location of the current floodplain boundary, which is recommended to be shown on future iterations of the site plan. The developer has indicated to Village staff they intend to modify the floodplain boundary through DNR and FEMA approvals to allow for the site plan layout as presented without placing any lots or portions of lots in the floodplain.

• **Necessary Applications/Approvals for this project would include:**

- Land Use Plan Amendment
- Rezoning (including approval of PUD overlay)
- Land Division application (CSM and subdivision plat)
- Site Plan Review/Building Fenestration Review
- DNR and/or FEMA approvals to modify floodplain boundary
- Stormwater management plan



Re: Maplecrest Subdivision – Project Narrative

To: Village of Somers Plan Commission

Home Path Financial is proposing to redevelop the Maplecrest Golf Course into a residential community. This development will provide a variety of housing types including traditional single family detached, duplex, and fourplex units. Additionally, approximately 31.8 acres in the northwest corner of the subject property will be subdivided for a future multifamily development. We are proposing to rezone the subject property (approximately 129.9 acres), excluding the multifamily portion, from PR-1 to R-5 and will be requesting a PUD overlay district. The multifamily portion of the subject property will be requested to be rezoned from PR-1 to R-11.

The requested PUD overlay district will provide flexibility in site design and allow for a mix of housing types to be provided. This will create a vibrant community that will be marketable to and desired by a broad audience. The R-5 zoning district is being utilized as the underlying zoning district. As part of the PUD overlay district, departures from the bulk regulations for minimum lot size, minimum lot width, front yard/corner side yard setback, and side yard setback will be sought as follows:

R-5 Bulk Regulations	R-5 Ordinance Requirement	Requested Departure
Minimum Lot Area	10,000 SF	9,000 SF
Minimum Lot Width	100'	64'
Front Yard/Coner Side Yard	30'	20'
Interior Side Yard	10'	7'

The departures being requested match or are very similar to the departures that were preliminarily approved previously.

Overall, the proposed site plan yields 346 units on 128.3 acres which equates to an overall density of 2.7 DU/AC. This 128.3 acres excludes the area of the subject property being planned for the future multifamily development (approximately 31.8 acres) as well as the area being dedicated for the 88th Avenue/CTH-H R.O.W. expansion (approximately 1.6 ac). This density is substantially lower than the max 4.4 DU/AC allowed per R-5 zoning regulations. Additionally, approximately 24% of the property has been earmarked for open space and stormwater management uses.

The requested departure from the 10' side yard setback to 7' allows for maximum flexibility in the variety of our units. It is worth noting though, that only one of the proposed models within the Flagship product line would require this reduced setback. In an effort to maximize open space between buildings, we are proposing a deeded restriction limiting the placement of the largest units to maintain a min separation between detached single-family units of 17'.

The proposed project conforms to the general standards of the plan previously approved by Three Leaf/Land Quest except for the ratio between apartment doors and single-entry residential units. Our proposal increases the single-entry product count by 50 and reduces the apartment door count by 202, presuming a final max door count of 300 (assumes 12.4 DU/AC density per R-11 zoning regulations).

5116 N 126th St
Butler, WI 53007
www.myhomepath.com
Facebook.com/HomePathFinancial



The proposed community provides 4 housing types to meet the market demands of today's home buyers. Here is a summary of each housing type proposed:

- 46 Single Family Flagship Series Lots
 - 88' x 112' (9,856 SF) typical lot size
 - Located along the southwestern, southern, and southeastern perimeter of the site plan and colored blue on the proposed site plan
 - Flagship homes start at 1,900 SF and go as large as 3,000 SF with a mix of ranches and 2 story plans to choose from. These homes include 2 or 3 car garages, full basements with plumbing rough-in, open concept living with spacious kitchens including large islands, separate mud rooms off garage entry and separate primary on suites with spacious walk-in closets
- 234 Single Family Pathway Series Lots
 - 164 2-Car Garage Lots
 - 64' x 141' (9,024 SF) typical lot size
 - 70 3-Car Garage Lots
 - 75' x 141' (10,575 SF) typical lot size
 - Located in the central area of the site plan and colored yellow
 - Priced competitively to appeal to first-time homebuyers or those looking for a more affordable option.
 - Pathway plans start at 1,450 SF and go as large as 2,500 SF with a mix of ranches and 2 story plans all with a large choice of upgrades and options. These homes include a 2-car garage, basement, open concept living with spacious kitchens including islands, separate primary on suites and many other great amenities.
- 11 Duplex Lots (22 units)
 - 105' x 118' (12,390 SF) typical lot size
 - Located in the northeast corner of the site plan and colored purple
 - Serves as a transition between the single-family lots and the adjacent roadways
 - These ranch homes come standard with a lot of premium features and include a 2-car garage, basement, primary suite, fireplace and spacious living areas.
- 11 Fourplex Lots (44 units)
 - 103' x 109' (11,227 SF) typical lot size
 - Located in the northwest area of the site plan just south of the proposed multifamily lot and colored pink
 - Serves as a transition between the multifamily lot and the single-family lots
 - Fourplex condo units are 1,250 SF and 1,560 SF and are a mix of 2 bedroom and 3 bedroom plans. All come standard with 2-car garages, large islands, and private covered rear porches.



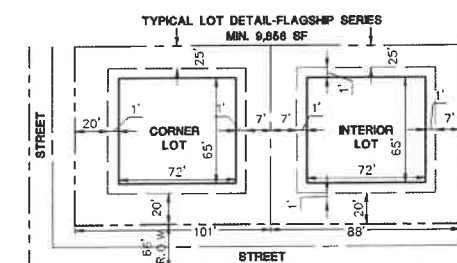
The proposed site plan includes two access points, one to 18th Street and the other to 88th Avenue (CTH-H). Landscape buffers are being provided along both 18th Street and 88th Avenue (CTH-H). To account for the future 88th Avenue (CTH-H) expansion, a 27' R.O.W. dedication has been accounted for to achieve the full desired R.O.W. width. Additionally, stub roads to the west and south are proposed on the plan.

Thank you for your time and consideration.

Home Path Financial, LP
Ken Frank
Director of Land and Development



TOTAL PROJECT SITE		161.7 AC
CTH-H R.O.W. DEDICATION		1.6 AC
SINGLE FAMILY AREA		128.3 AC
MULTIFAMILY AREA		31.8 AC
PROPOSED ZONING CLASSIFICATION		R-5 PUD
PREVIOUSLY APPROVED LOT COUNT		<u>296</u>
SINGLE FAMILY		244
DUPLEX		52
PROPOSED UNIT COUNT		<u>346</u>
PATHWAY SERIES		234
2-CAR GARAGE	70	
3-CAR GARAGE	164	
FLAGSHIP SERIES		46
DUPLEX		22
FOURPLEX		44



TYPICAL LOT DETAIL

MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
CONCEPTUAL SITE PLAN

PROJ. NGR.: JM
PROJ. ASSOC.: FR
DRAWN BY: DC
DATE: 2/12/2025
SCALE: 1"=150'

SHEET

1

HPF.SOW01

[illegible]

THE CELINA

SF

2,226 SF



3 Bedrooms



2.5 Baths



3 Car Garage

This spacious 2,226 SF split-bedroom ranch gives you tons of living space. The kitchen has an island great for casual seating and a corner walk-in pantry. The open great room has a box tray ceiling and fireplace for added warmth. The Owner's Suite is tucked away in the back of the home with access to patio and offers a large walk-in closet, linen closet, dual vanity, and 5 ft. shower. A spacious mud room makes staying organized a breeze with a walk-in closet, boot bench and private laundry room.



ELEVATION A



ELEVATION C

Call **262-725-1445** or email **sales@steppingstonehomes.net**

SteppingStoneHomes.net



THE ELSA

SF

2,477 SF



3 Bedrooms



3.5 Baths



2 Car Garage

This Elsa ranch features 2,477 sq ft of living space! This split bedroom home has a flex room at the front of the house to create a home office or play room. The main living area is open, connecting the kitchen, dinette w/ buffet, and great room. Every bedroom has its very own ensuite! The Owner's Suite is tucked away for added privacy with large bathroom and two walk-in closets, one of which leads you through to the laundry room. Also connected to the laundry room is a spacious mudroom with a built in bench for additional organization needs.



ELEVATION A



ELEVATION C

Call **262-725-1445** or email **sales@steppingstonehomes.net**

SteppingStoneHomes.net



THE BERKSHIRE

SF

2,721 SF



4 Bedrooms



2.5 Baths



2 Car Garage



The Berkshire is a large home complete with four bedrooms, two and a half bathrooms, and an additional flex room. The Berkshire model greets visitors in a foyer space that leads into the shared great room, kitchen with island and corner pantry, and dinette area. Upstairs sits the four bedrooms and convenient laundry room. The Owner's Suite is complete with a large walk-in closet and private bath.



ELEVATION B



ELEVATION C

Call **262-725-1445** or email **sales@steppingstonehomes.net** SteppingStoneHomes.net



THE AUBREY

SF

2,656 SF



4 Bedrooms



2.5 Baths



2 Car Garage



The Aubrey is a well-thought-out floor plan that has room for everyone in your family. Step through the front door under the covered porch that leads you into a spacious kitchen with island and large pantry, great room, and dinette area. The flex room in the front of the home is perfect for a playroom or home office. The first floor Owner's Suite comes complete with a full bathroom and walk-in-closet. Upstairs you will find a loft, 3 bedrooms and a full bathroom with double vanity.



CRAFTSMAN



TRADITIONAL

Call **262-725-1445** or email **sales@steppingstonehomes.net**

SteppingStoneHomes.net





Flagship Series

Grading / Utilities

- Backfill to a rough grade
- Final rough grade within 3" of landscape grade
- Sewer, water & storm sewer laterals or Septic & well as required

Foundation & Flat Work

Concrete

- Poured reinforced concrete foundation wall 8" wide x 8' high
- 1" (minimum) rigid foam insulation, full height
- Poured reinforced concrete garage foundation wall 6" wide x 4' high
- Footings (per plan)
- Inside and outside drain tile connected to sump pit
- Basement floor 3" concrete & 6 mm poly vapor barrier
- Garage floor 4" concrete
- Concrete stoop (per plan)
- Concrete patio step (per plan)
- Public sidewalk if applicable
- Egress Window at basement with well and escape ladder

Framing/General Construction

- Exterior walls 2x6 construction
- Garage walls 2x4 construction
- Interior walls 2x4 construction
- Engineered I joist floor system
- Engineered LVL beam with metal columns and concrete footings
- Exterior sheathing 15/32" OSB
- Interior floor 3/4" premium T&G OSB glued & nailed
- Engineered roof truss
- 15/32 OSB roof sheathing with H-Clips
- Tyvek houses wrap of exterior walls

Siding, Soffit, Fascia, and Trim

- Mastic vinyl siding
- Accent siding (per color pallet)
- Cultured masonry accents (per plan)
- Low maintenance trim and architectural details (per plan)
- Aluminum soffit & fascia
- Aluminum seamless 5" gutters with hinged downspouts
- Vinyl shutters (per plan)

Roofing

- Limited lifetime architectural shingles over synthetic roof paper
- Aluminum step flashings
- Continuous ridge vent
- Ice and Water at valleys

Windows and Exterior Doors

- White single-hung, low maintenance, low-E, gas filled vinyl windows. Grids per plan on front windows only
- White vinyl 8' sliding patio low-E, gas filled vinyl door (Per Plan)
- Screens for operable windows
- Fiberglass insulated front entrance door (per plan) With Glass
- Sidelights (Per Plan)

Garage

- Insulated overhead garage doors (Per Plan)
- Composite garage door frames
- Electric Wi-Fi compatible garage door opener with two remotes
- Electronic keypad opener control

Insulation

- Exterior Walls R-19 batt insulation
- Ceilings R-50 blown insulation
- Basement Box sill spray foam insulation
- Foundation R-5, foam full wall height insulation
- Focus on energy inspected and certified home

Fireplace

- 50" Electric Fireplace with masonry surround and wood mantle

Interior Walls & Ceiling

- 9' first floor tray/stepped ceilings at primary per plan
- Sheetrock with knockdown finish
- Sherwin Williams Low VOC Paint, One Coat, Sprayed, Builders Standard Color, Flat Latex

Interior Doors & Trim

- Solid Core 3-Panel Doors with Matching Trim
- Casing – painted MDF 3-1/4" to 3-1/2"
- Base – painted MDF 5-1/4" to 5-1/2"
- MDF Sill & Apron with 3-sided drywall wrap on all operable Windows (per plan)
- Full MDF Cased Closet Doors
- Skirt boards on finished staircases

Hardware

- Hole house Schlage hardware
- Lever handles on all interior bedroom & bath swing doors
- Passage or dummy Levers at all interiors
- Front door Schlegle Encode smart Wi-Fi deadbolt
- Deadbolt on ALL Exterior Swinging Doors
- Matching Hinges
- Cabinet Door Hardware

Bath Accessories

- 24" towel bar or robe hook depending on space
- Toilet paper holder
- Towel rings at powder room
- Plate glass vanity mirrors in baths
- Shower door in master bath
- Shower Pans will receive Straight Curtain Rods- (any location)
- Permanent curved shower rods in all Tub/shower Combos

HVAC

- 95%+ AFUE high efficiency gas furnace
- 14 Seer central air conditioner
- Fresh air make up vent
- Honeywell T6 Wi-Fi programmable thermostat
- Bath exhaust fans with ducting to exterior
- Dryer vent, range hood and bath fans ducted to exterior of home
- Gas line to range
- Gas at dryer when on second floor



Flagship Series

Electrical

- 200-amp service panel
- Arc fault breakers to code
- Tamper proof outlets
- Smoke detectors, hardwired with battery back-up, per code
- Carbon monoxide detector, hardwired with Battery back-up (combined with one smoke detector)
- Rocker Switches
- Overhead lights in all bedrooms
- Humidistat switch for bath 2 fan
- Smart Ring-Door Bell with camera
- Dimmable under cabinet lights at kitchen
- 220-volt outlet at for dryer first and second floor (per plan)
- 2 weatherproof exterior outlets/1 Garage Outlet
- Total Maxim light fixture house
- Light fixtures (per plan)
- Ceiling fan in great room no light kit
- High low outlet in all bedrooms and great room within wall wiring chase

Plumbing

- 65-gallon heat pump water heater
- Double basin stainless steel kitchen sink
- Kohler polished chrome single lever pull out spray faucet with motion sense

Plumbing (continued)

- Insinkerator Badger 5- 1/2 horsepower garbage disposal
- Showers units at primary bath (per plan)
- Tub/Shower units at secondary baths (per plan)
- Kohler polished chrome shower and tub/shower faucets
- Kohler polished chrome faucets
- Elongated comfort height toilets in all bathrooms
- Dual sink at primary bathrooms
- Separate water closet at primary bath per plan
- Laundry sink in cabinet
- Water line for icemaker
- PEX water distribution lines
- 2 frost proof hose bibs
- Sealed sump pump pit with submersible pump
- Sump pump discharged to exterior or to storm sewer if required
- Active Radon Reduction System
- Rough in for water softener
- Rough in plumbing in Basement for 3 Piece Bath
- Total Kohler/Sterling Plumbing Fixture Home

Closet Shelving

- Rubbermaid Ventilated Vinyl Coated Wire Shelving
- FreeSlide continuous shelving in bedroom closets

Low Voltage

- Distribution Panel in Basement

- Smart Switches - 3 Way for Coach Lights, Single gang at Front Porch light

Cabinets & Counter Tops

- Kitchen Cabinets – Full overlay Maple stained 42" uppers, Crown, Hardware, Dovetail drawer construction & soft-close door.
- Rollout trays in kitchen (per plan)
- Solid Surface Kitchen Countertops
- Tile backsplash (per plan)
- Cultured Marble Bath Counter Tops integrated rectangle bowl
- Tall Bath Vanities
- 30" wall cabinet in laundry

Flooring and Backsplash

- Easy care Luxury Vinyl Plank LVL 1 (LVP) and Luxury Vinyl Tile (LVT) per plan
- Shaw carpet

Appliances

- LG Kitchen Stainless Steel Appliance Package
 - Dishwasher
 - OTR Microwave
 - Gas range
 - Fridge with in-door ice maker

Warranty

- Comprehensive one-year Warranty





Genesis Specifications

Grading / Utilities

- Backfill to a rough grade
- Final rough grade within 3" of landscape grade
- Sewer, water & storm sewer laterals or Septic & well as required

Foundation & Flat Work Concrete

- Poured reinforced concrete foundation wall 8" wide x 8' high
- 1" (minimum) rigid foam insulation, full height
- Poured reinforced concrete garage foundation wall 6" wide x 4' high
- Footings (per plan)
- Inside and outside drain tile connected to sump pit
- Basement floor 3" concrete & 6 mm poly vapor barrier
- Garage floor 4" concrete
- Concrete stoop (per plan)
- Concrete patio step (per plan)
- Public sidewalk if applicable
- Two daylight windows 32x16
- Optional drive and walk.
- Optional patio and deck based on exposure of basement.
- Optional- egress for basement

Framing/General Construction

- Exterior walls 2x6 construction
- Garage walls 2x4 construction
- Interior walls 2x4 construction
- Engineered I joist floor system
- Interior floor 3/4" premium T&G OSB glued & nailed
- Engineered roof truss
- 15/32 OSB roof sheathing with H-Clips
- Engineered LVL beam with metal columns and concrete footings
- Exterior sheathing 15/32" OSB
- Tyvek house wrap of exterior walls
- Window flashing system

Siding, Soffit, Fascia, and Trim

- Mastic vinyl siding
- Accent siding (per color pallet)
- Cultured masonry accents (per plan)
- Low maintenance trim and architectural details (per plan)
- Aluminum soffit & fascia
- Aluminum seamless 5" gutters with hinged downspouts
- Vinyl shutters (per plan)

Roofing

- Limited lifetime architectural shingles over synthetic roof paper
- Aluminum step flashings
- Continuous ridge vent
- Ice and Water at valleys

Windows and Exterior Doors

- White single-hung, low maintenance, low-E, gas filled vinyl windows. Grids per plan on front windows only
- White vinyl 8' sliding patio low-E, gas filled vinyl door (Per Plan)
- Screens for operable windows
- Fiberglass insulated Craftsman 3 Panel with Glass (no grids) front entrance door (per plan)
- Sidelights (Per Plan)

Garage

- Insulated overhead garage doors (Per Plan)
- Composite garage door frames
- Electric Wi-Fi compatible garage door opener with two remotes
- Electronic keypad opener control

Plumbing

- 50-gallon heat pump water heater
- Double basin stainless steel kitchen sink
- Kohler polished chrome single lever pull out spray faucet
- Insinkerator Badger 5- 1/2 horsepower garbage disposal
- Shower/tub units (per plan)
- Kohler polished chrome shower and tub/shower faucets
- Kohler polished chrome faucets
- Elongated comfort height toilets in all bathrooms
- Water line for icemaker

Plumbing (continued)

- PEX water distribution lines
- 2 frost proof hose bibs
- Sealed sump pump pit with submersible pump
- sump pump discharged to exterior or to storm sewer if required
- Passive radon reduction system
- Total Kohler/Sterling Plumbing Fixture Home
- Optional full radon vent
- Optional rough in bath at basement
- Optional rough in for water softener
- Optional 65-gallon heat pump water heater

Electrical

- 200-amp service panel
- Arc fault breakers to code
- Tamper proof outlets
- Smoke detectors, hardwired with battery back-up, per code
- Carbon monoxide detector, hardwired with Battery back-up (combined with one smoke detector)
- Toggle Switches
- High Low outlets in all bedrooms at TV wall
- High/Low outlets with Smurf Tube at TV Wall in Great room
- Overhead lights in all bedrooms
- Humidistat switch for bath 2 fan
- Doorbell chime (front door)
- 220-volt outlet at for dryer first and second floor (per plan)
- 2 weatherproof exterior outlets/1 Garage Outlet
- Light fixtures (per plan)
- Total Maxim house
- Ceiling fan in great room with no light kit



Genesis Specifications

HVAC

- 95%+ AFUE high efficiency gas furnace
- 13 Seer central air conditioner
- Fresh air make-up vent
- Honeywell T4 programmable thermostat
- Bath exhaust fans with ducting to exterior
- Dryer vent, range hood and bath fans ducted to exterior of home
- Gas line to range
- Gas at dryer when on second floor

Insulation

- Exterior Walls R-19 batt insulation
- Ceilings R-42 blown insulation
- Basement Box sill spray foam insulation
- Foundation R-5, foam full wall height insulation
- Focus on energy inspected and certified home

Interior Walls & Ceiling

- 9' first floor ceiling tray/stepped ceilings (per plan)
- Sheetrock with knockdown finish
- Sherwin Williams Low VOC Paint, One Coat, Sprayed, Builders Standard Color, Flat Latex

Interior Doors & Trim

- Painted 3-panel doors
- Casing – painted MDF 2-1/2"
- Base – painted MDF 3-1/2"
- Fully Cased closet doors – MDF
- Skirt boards on finished staircases
- **Optional solid core doors**
- **Optional apron and sills in all windows**

Bath Accessories

- 24" towel bar or robe hook depending on space
- Toilet paper holder
- Towel rings at powder room
- Plate glass vanity mirrors in baths
- Permanent curved shower rods in all Tub/shower Combos
- Shower Pans will receive Permanent Straight Curtain Rods- (any location)
- **Optional shower door at primary bath**
- **Optional tile backsplash**

Optional Low Voltage

- **Optional Distribution Panel in Basement**
- **Optional Smart Switches - 3 Way for Coach Lights, Single gang at Front Porch light**
- **Optional Cat5E/GR6 outlets**

Closet Shelving

- Rubbermaid Ventilated Vinyl Coated Wire Shelving
- FreeSlide continues shelving in bedroom closets

Flooring and Backsplash

- Easy care Luxury Vinyl Plank LVL 1(LVP)
- Shaw carpet
- **Option Luxury Tile (LVT)**

Hardware

- Passage entry with deadbolt on all exterior doors
- Privacy entry on master bedroom & bath swing doors
- Passage or dummy handles at all interior secondary Bedrooms
- Whole house Schlage hardware
- **Optional lever hardware**

Cabinets & Counter Tops

- Kitchen cabinets – maple stained with 42" uppers and cabinet hardware
- Solid surface kitchen countertops with Matching 4" backsplash
- Tall bath vanities
- Cultured marble bath counter tops and sinks (per plan)
- Spacious kitchen island
- **Optional cabinet crown molding**

Appliances

- LG Kitchen Stainless Steel Appliance Package
- Dishwasher
- OTR Microwave
- **Optional gas range**
- **Optional fridge with ice maker**

Warranty

- Comprehensive one-year Warranty

THE JUNIPER



Welcome to The Juniper. These side-by-side 2 bedroom, 2 bathroom, 2 car garage side-by-side condominiums include all the comforts you want and more.

Designed for carefree living, each expertly designed floor plan features an electric fireplace in the great room, an open kitchen and dinette with stainless steel appliance package, quartz countertops and soft close doors. Every condo also includes its own private outdoor space and a two-car garage. We equip our homes with Smart Technology. You will find quality craftsmanship throughout such as 2x6 construction exterior walls, solid core doors, and active radon system. For those looking for added space, all the condos have a full basement which includes an egress window and is plumbed for a bath.



SF

1,613 SF



2 Bedrooms



2 Baths



2 Car Garage

Call 262-725-1445 or email sales@steppingstonehomes.net SteppingStoneHomes.net



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Premier Home Builder

THE CEDAR/ASPEN



Welcome to The Cedar/Aspen. These side-by-side 2 bedroom, 2 bathroom, 2 car garage side-by-side condominiums include all the comforts you want and more.

Designed for carefree living, each expertly designed floor plan features an electric fireplace in the great room, an open kitchen and dinette with stainless steel appliance package, quartz countertops and soft close doors. Every condo also includes its own private outdoor space and a two-car garage. We equip our homes with Smart Technology. You will find quality craftsmanship throughout such as 2x6 construction exterior walls, solid core doors, and active radon system. For those looking for added space, all the condos have a full basement which includes an egress window and is plumbed for a bath.



SF

Cedar 1,599 SF
Aspen 1,543 SF



2 Bedrooms



2 Baths



2 Car Garage

Call 262-725-1445 or email sales@steppingstonehomes.net SteppingStoneHomes.net



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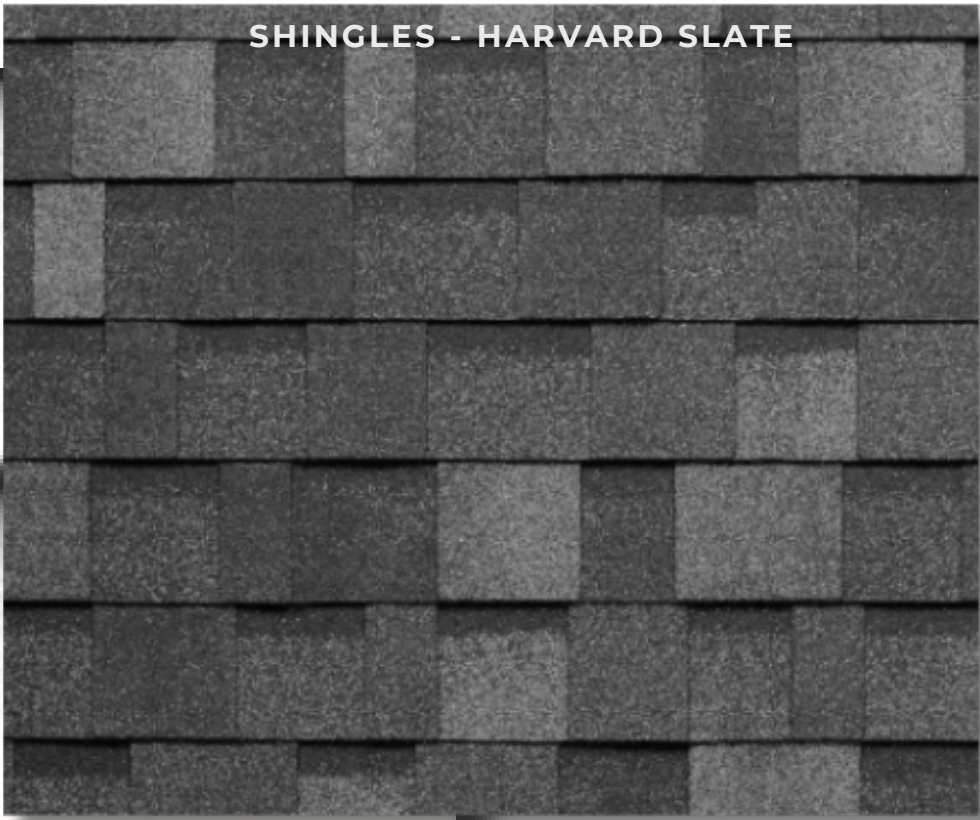
ACCENT SIDING - MISTY SHADOW



SHUTTERS



MAIN SIDING - WHITE



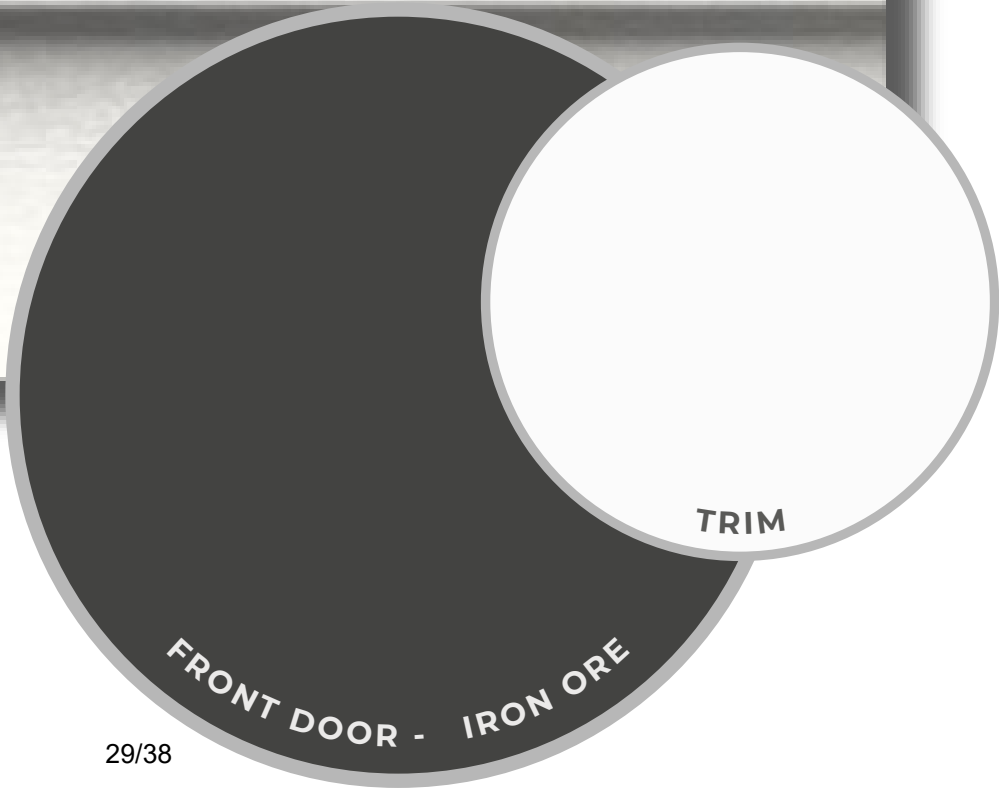
SHINGLES - HARVARD SLATE



GARAGE - WHITE



WINDOWS



TRIM

FRONT DOOR - IRON ORE

Options to be added:

- Carvedwood Deep Accent Siding
 - Vertical & Horizontal Only.
 - Shake is not an Upgrade.
- Black Windows
 - Front Elevation Only

- SHINGLES:** IKO Cambridge Harvard Slate
- SIDING:** Mastic Ovation White
- ACCENT SIDING (May Be Vertical/Shake):** Mastic Carvedwood* Misty Shadow
- GARAGE DOOR:** C.H.I. White
- FRONT DOOR:** SW7069 Iron Ore
- TRIM:** White
- STONE:** Prestige Weatherledge Portland Smoke
- SHUTTERS (Style Varies Per Plan):** Black
- WINDOWS:** Black (Front Elevation Only)
- POSTS/PEDIMENTS (If Applicable):** White (Match Trim)
- SOFFIT/FASICA/GUTTER:** White
- SERVICE DOOR (If Applicable):** White (Match Trim)

COLOR DISCLAIMER:
Actual colors may vary. This is due to the fact that every computer monitor has a different capability to display colors, printers print slightly differently, and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately portrays the true color of the product.



- Options to be added:**
- Carvedwood Deep Siding

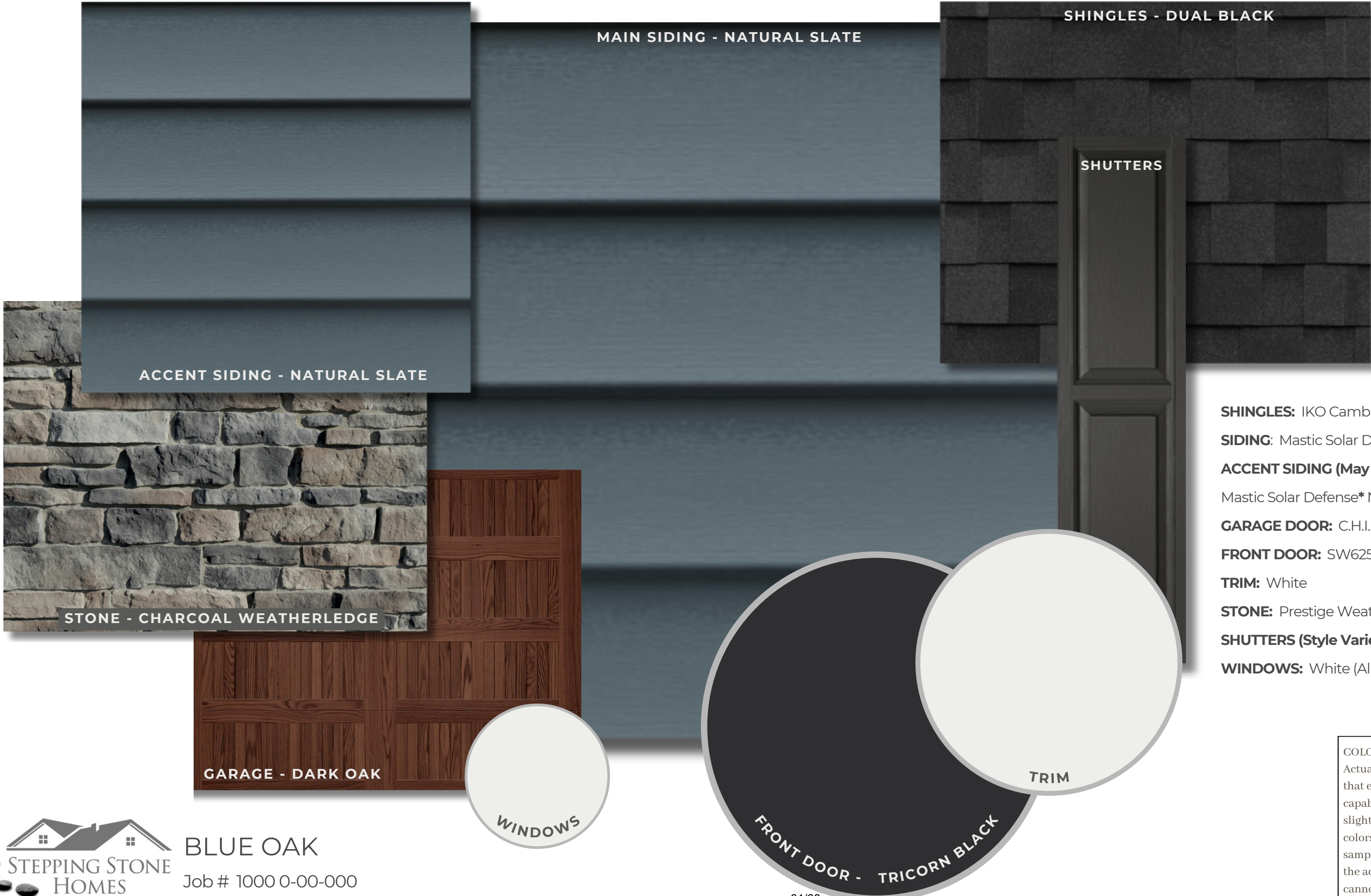
SHAKE NOT AVAILABLE

- SHINGLES:** IKO Dual Black
- SIDING:** Mastic Carvedwood* Vintage Dublin
- ACCENT SIDING (May be Vertical):** Mastic Carvedwood* Vintage Dublin
- GARAGE DOOR:** C.H.I. White
- FRONT DOOR:** SW7069 Iron Ore
- TRIM:** White
- STONE:** Prestige Thin Veneer Brick White Onyx
- SHUTTERS (Style Varies Per Plan):** Black
- WINDOWS:** White (All Elevations)
- POSTS/PEDIMENTS (If Applicable):** White (Match Trim)
- SOFFIT/FASICA/GUTTER:** White
- SERVICE DOOR (If Applicable):** White (Match Trim)

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VINTAGE DUBLIN - V
Job # 1000 0-00-000



Options to be added:

- Solar Defense Siding & Accent Siding
- Wood Tone Garage

SHINGLES: IKO Cambridge Dual Black

SIDING: Mastic Solar Defense* Natural Slate

ACCENT SIDING (May Be Vertical - Per Plan):
Mastic Solar Defense* Natural Slate

GARAGE DOOR: C.H.I. Dark Oak *

FRONT DOOR: SW6258 Tricorn Black

TRIM: White

STONE: Prestige Weatherledge Charcoal

SHUTTERS (Style Varies Per Plan): Mastic Black

WINDOWS: White (All Elevations)

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BLUE OAK

Job # 1000 0-00-000



STONE - WEATHERLEDGE PORTLAND SMOKE



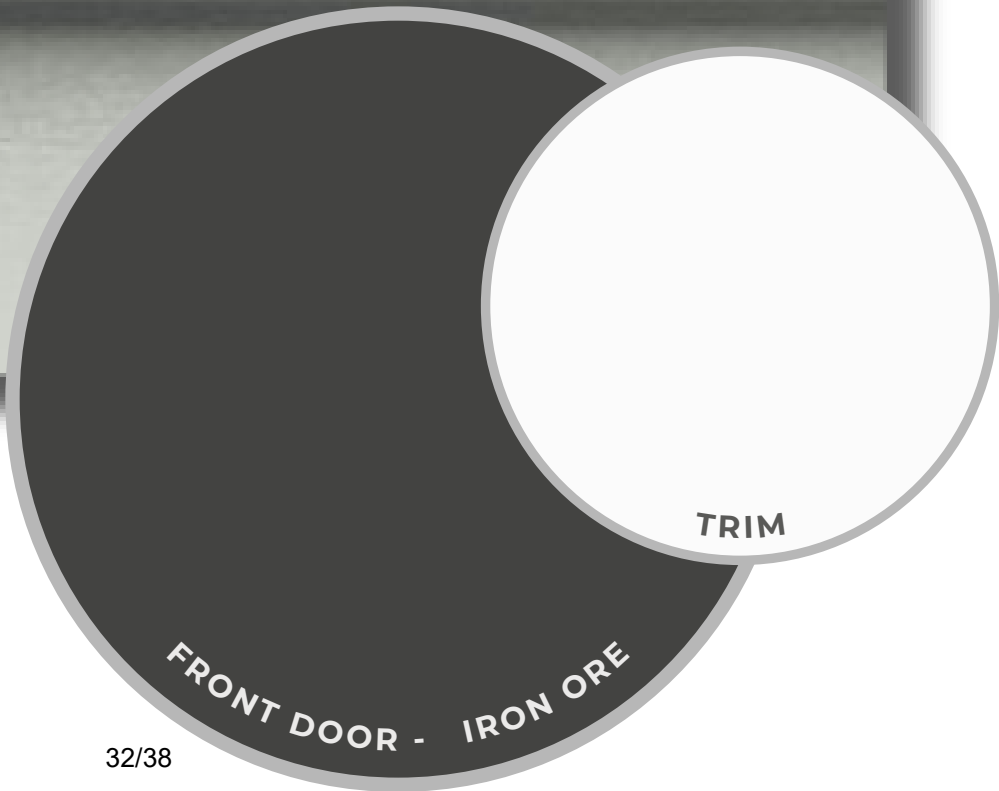
GARAGE - DRIFTWOOD



SHUTTERS



WINDOWS



FRONT DOOR - IRON ORE

TRIM

ACCENT SIDING - SILVER GRAY

MAIN SIDING - SILVER GRAY



SHINGLES - HARVARD SLATE

Options to be added:

- Wood Tone Garage

- SHINGLES:** IKO Cambridge Harvard Slate
- SIDING:** Mastic Ovation Silver Gray
- ACCENT SIDING (NO VERTICAL):** Mastic Ovation Silver Gray
- GARAGE DOOR:** C.H.I. Driftwood
- FRONT DOOR:** SW7069 Iron Ore
- TRIM:** White
- STONE:** Prestige Weatherledge Portland Smoke
- SHUTTERS (Style Varies Per Plan):** Black
- WINDOWS:** White (All Elevations)
- POSTS/PEDIMENTS (If Applicable):** White (Match Trim)
- SOFFIT/FASICA/GUTTER:** White
- SERVICE DOOR (If Applicable):** White (Match Trim)

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CAMELLIA 2.0 - V
Job # 1000 0-00-000



Options to be added:

Metal Roof Option:

- H-LOC: Matte Black
- MS: Black (06)
- UN: Black

- SHINGLES:** IKO Cambridge Weatherwood
- SIDING:** Mastic Ovation Harbor Gray
- ACCENT SIDING (May Be Vertical/Shake):** Mastic Ovation White
- GARAGE DOOR:** C.H.I. White
- FRONT DOOR:** SW7675 Sealskin
- TRIM:** White
- STONE:** Prestige Weatherledge Charcoal
- SHUTTERS (Style Varies Per Plan):** Peppercorn
- WINDOWS:** White (All Elevations)
- POSTS/PEDIMENTS (If Applicable):** White (Match Trim)
- SOFFIT/FASICA/GUTTER:** White
- SERVICE DOOR (If Applicable):** White (Match Trim)

COLOR DISCLAIMER:
Actual colors may vary. This is due to the fact that every computer monitor has a different capability to display colors, printers print slightly differently, and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately portrays the true color of the product.



THE MADISON

SF

1,580 SF



3 Bedrooms



2 Baths



2 Car Garage

The Madison is a quaint split ranch with an open concept design. The open floorplan throughout the kitchen, dinette and great room makes a perfect space for entertaining. The Owner's Suite sits in the back of the home with windows overlooking the backyard, complete with a walk-in closet and Owner's Bath. This home also features a second full bathroom in the front of the house conveniently located between the additional two bedrooms.



ELEVATION A



ELEVATION B

Call **262-725-1445** or email **sales@steppingstonehomes.net** SteppingStoneHomes.net



THE PRESCOTT

SF

2,499 SF



4 Bedrooms



2.5 Baths



2 Car Garage

The Prescott is a thoughtfully designed two-story that makes use of every inch. The first floor includes a kitchen with walk-in pantry, dinette and dining for additional seating, and a great room. In addition, you will find a flex room, a perfect spot for a home office or playroom. Also located on the first floor is a convenient powder room and mudroom. Upstairs has a main bath, four bedrooms, including an Owner's Suite with a walk-in closet and private bath. A second-floor laundry rounds out the convenience of this spacious home.



ELEVATION B



ELEVATION C

Call **262-725-1445** or email **sales@steppingstonehomes.net** SteppingStoneHomes.net



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THE ROSEBUD

SF

1,766 SF



3 Bedrooms



2 Baths



2 Car Garage

The Rosebud is an open concept design making it easy to host and entertain. The kitchen has a walk-in corner pantry and an island great for casual seating with an open layout into the dinette and great room. The Owner's Suite is towards the back corner of the home for added privacy and has a spacious bathroom with linen closet and a large walk-in closet. An additional two bedrooms and full bathroom are towards the front of the home. The mud room is your everyday access point from the garage and features a closet and private laundry room.



ELEVATION A



ELEVATION B

Call **262-725-1445** or email **sales@steppingstonehomes.net** SteppingStoneHomes.net



MILWAUKEE'S

Premier Home Builder

THE GENEVA

SF

2,238 SF



4 Bedrooms



2.5 Baths



2 Car Garage

This two-story Geneva has all the space you need, including a flex room perfect for a home office, a spacious great room, and an open dinette and kitchen with island and large pantry. The mud room with storage and powder room are conveniently located off the garage. The second floor has a laundry room and a main bath with double vanity, 3 large bedrooms plus an Owner's Suite with two walk-in closets and private bath.



ELEVATION A



ELEVATION B

Call **262-725-1445** or email **sales@steppingstonehomes.net** SteppingStoneHomes.net



MILWAUKEE'S

Premier Home Builder