



TRESTLE Creek

ST. FRANCIS, WISCONSIN

January, 2012

What a location—Minutes from downtown Milwaukee and the airport. Tucked away in a secluded corner of St. Francis you will find the first new homesites to be developed in the area in more than 30 years!

- Location:** On the east side of South Barland Avenue, between East Koenig Avenue and East Crawford Avenue.
- Directions:** Howard Avenue to South Kinnikinnic Avenue, North to East Koenig Avenue, then East on Koenig Avenue to site. (See attached location map)
- Site Size:** 8.5 Acres.
- Description:** A single family subdivision of 24 homesites with lots averaging 8,340 square feet in size, surrounded by 2.5 acres of common open space.
- Preliminary Building Restrictions:**
- One story home -minimum 1,500 square feet of living space.
 - Two story home -minimum 1,650 square feet of living space.
 - Minimum 2 car attached garage.
 - Permitted siding materials – solid wood, fiber-cement, vinyl, stone, brick or stucco.
- Common Open Space:** Within the subdivision there are open space areas which are maintained by an association of homeowners. This open space area consists of natural areas.
- Homeowners Association:** Each lot owner will automatically become a member of the subdivision homeowners association which includes the right to use the open space area and requires the payment of annual dues for the maintenance thereof.
- Sanitary Sewer:** The development is served by a municipal pressurized sanitary sewer system with individual grinder pumps in each house.
- Water:** Municipal water system.
- Drainage:** A stormwater basin has been constructed within the development. This basin regulates the flow of storm water and sediment from the site onto neighboring parcels.
- Synopsis:** Trestle Creek is an innovative plan for a high quality residential community that blends well with the neighborhoods nearby.
- Lot Prices:** See attached price sheet.