

**** ARCHITECTURAL REVIEW BOARD MEETING ****

December 22, 2025

**SAUKVILLE POLICE DEPARTMENT
649 E GREEN BAY AVE
SAUKVILLE, WISCONSIN**

The meeting was called to order at 4:30 p.m. by Jim Nowlen.

The Statement of Public Notice was given by Dawn Wagner.

Members Present: Jim Nowlen, Brandon Donen, Chuck Prendergast (arrived at 4:40 p.m.) Holly Skelton- via zoom and Pamela Hughes- via zoom.

Others Present: Dawn Wagner, Julie Friede, Jess Donohue, Ian McCain, Brian Wustmann, and Rich Witkowski.

Review a request for the construction of a Single-family Home at 186 Sapphire Lane (Lot 25) requested by Harbor Homes - Ann Mather.

Wagner noted this is the last home to be approved in the Neumann Development.

Donen/Hughes made a motion to approve the construction of a Single-family Homes at 186 Sapphire Lane (Lot 25) requested by Harbor Homes - Ann Mather. Motion Carried.

Review a request for the construction of a Single-family Home Side by Side at 830 & 834 Stanton Way (Lot 8 & 9) requested by Ansay Development Corporation - Brian Wustmann.

Review a request for the construction of a Single-family Home at 838 Stanton Way (Lot 10) requested by Ansay Development Corporation - Brian Wustmann.

Review a request for the construction of a Single-family Home at 842 Stanton Way (Lot 11) requested by Ansay Development Corporation - Brian Wustmann.

Review a request for the construction of a Single-family Home at 846 Stanton Way (Lot 12) requested by Ansay Development Corporation - Brian Wustmann.

Review a request for the construction of a Single-family Home at 850 Stanton Way (Lot 13) requested by Ansay Development Corporation - Brian Wustmann.

Review a request for the construction of a Single-family Home at 854 Stanton Way (Lot 14) requested by Ansay Development Corporation - Brian Wustmann.

McCain provided a presentation of the Paape Family Farms Subdivision. (attached)

McCain noted the following:

- Subdivision will have 6 different home models, with a variation of palettes with each model.
- Single-Family Homes will have a basement with an egress window.
- Duplex properties will be built on a slab.
- Homes will be spec builds.
- No Shed, or out buildings will be allowed.
- The Development has Restrictive Covenants.

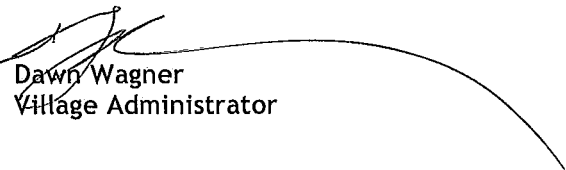
Donen/Hughes made a motion to collectively approve the construction of the Single-family Homes Side by Side at 830 & 834 Staton Way (Lot 8&9), Single-family Homes at 838 Staton Way (Lot 10), 842 Staton Way (Lot 11), 846 Staton Way (Lot 12), 850 Staton Way (Lot 13) and 854 Staton Way (Lot 14) with an amendment to 842 Staton Way (Lot 11) and 850 Staton Way (Lot 13) removing the overhang over the rear patio. Motion Carried.

OTHER MATTERS

None.

ADJOURNMENT

Donen/Prendergast made a motion to adjourn. Motion carried at 4:47 p.m.



Dawn Wagner
Village Administrator



Exterior Home Designs

Architectural Review Board

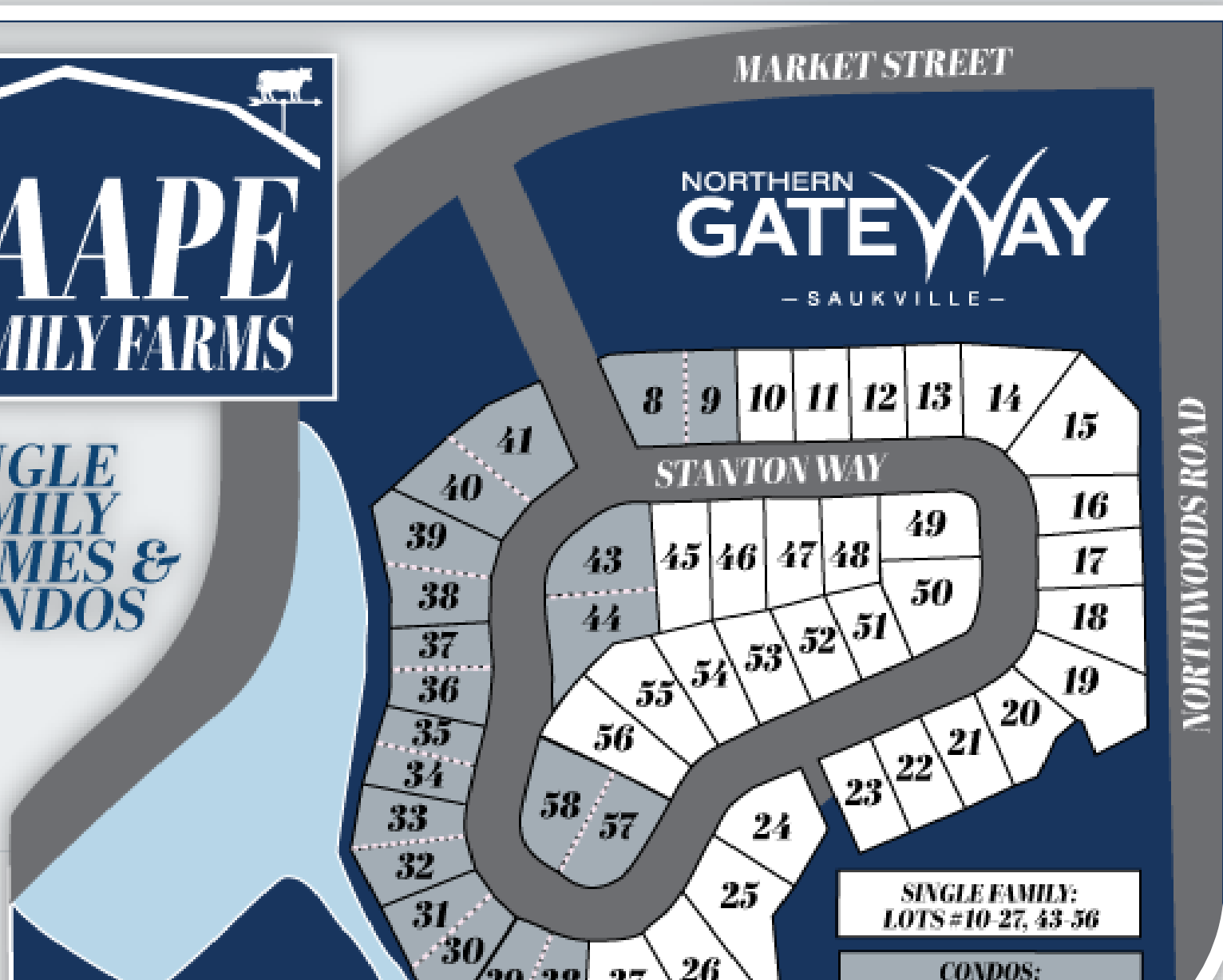
December 22, 2025



Paape Family Farms Subdivision



**SINGLE
FAMILY
HOMES &
CONDOS**



**30 Single Family Homes
&
10 Side-by-Side Homes**

**PAAPE FAMILY FARMS
EXTERIOR PALETTES**

PALETTE ONE
830 & 834
850



Primary Material



LAP SIDING
 8" Cedar Finish
 Snowscape White

PRIMARY UPGRADE



BOARD AND BATTEN (VERTICAL SIDING)
 Cedar Finish
 Snowscape White

Accent Material



ENGINEERED WOOD PANEL
 Cedar Finish
 ELKHORN



Soffit - Porch



CORROGATED ALUMINUM
 Black

Fascia



ALUMINUM
 Black

Garage Door



UNI-DIRECTIONAL WOOD GRAIN
 American Walnut

Soffit - Main Roof



CORROGATED ALUMINUM
 Black

Front Porch



CONCRETE

Gutters / Downspouts



ALUMINUM
 Black

Trim



ENGINEERED WOOD
 Smooth Finish
 Snowscape White

Shingles



ASPHALT SHINGLES
 Certainteed - Landmark
 Pewter

Brick



INTERSTATE BRICK
 Pewter
 *Masonry used only on 'The Gateway'
 model

House Numbers



ALUMINUM FOR FRONT AND ALLEY
 Modern House Numbers 6"
 Matte Black

PALETTE TWO
838

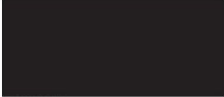


Soffit - Porch



CORROGATED ALUMINUM
Black

Fascia



ALUMINUM
Black

Garage Door



UNI-DIRECTIONAL WOOD GRAIN
American Walnut

Soffit - Main Roof



CORROGATED ALUMINUM
Black

Front Porch



CONCRETE

Gutters / Downspouts



ALUMINUM
Black

Trim



ENGINEERED WOOD
Smooth Finish
Quarry Gray

Shingles



ASPHALT SHINGLES
Certainteed - Landmark
Pewter

Brick



INTERSTATE BRICK
Pewter
*Masonry used only on 'The Gateway'
model

Primary Material



LAP SIDING
8" Cedar Finish
Quarry Gray

PRIMARY UPGRADE



BOARD AND BATTEN (VERTICAL SIDING)
Cedar Finish
Quarry Gray

Accent Material



ENGINEERED WOOD PANEL
Cedar Finish
ELKHORN

House Numbers



ALUMINUM FOR FRONT AND ALLEY
Modern House Numbers 6"
Matte Black

PALETTE THREE
846

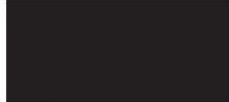


Soffit - Porch



CORROGATED ALUMINUM
Black

Fascia



ALUMINUM
Black

Garage Door



PLANK WOOD GRAIN
Cedar Plank

Soffit - Main Roof



CORROGATED ALUMINUM
Black

Front Porch



CONCRETE

Gutters / Downspouts



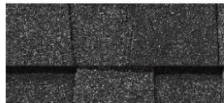
ALUMINUM
Black

Trim



ENGINEERED WOOD
Smooth Finish
Snowscape White

Shingles



ASPHALT SHINGLES
Certainteed - Landmark
Pewter

Brick



INTERSTATE BRICK
Pewter
*Masonry used only on 'The Gateway'
model

Primary Material



LAP SIDING
8" Cedar Finish
Snowscape White

PRIMARY UPGRADE



BOARD AND BATTEN (VERTICAL SIDING)
Cedar Finish
Snowscape White

Accent Material



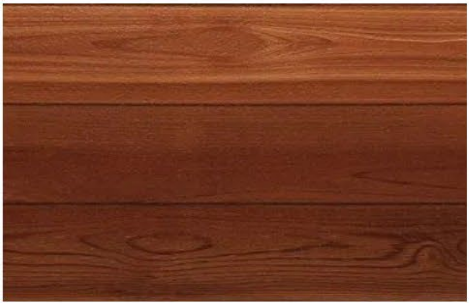
ENGINEERED WOOD PANEL
Cedar Finish
Chestnut

House Numbers



ALUMINUM FOR FRONT AND ALLEY
Modern House Numbers 6"
Matte Black

PALETTE FOUR
842



Soffit - Porch



CORROGATED ALUMINUM
Black

Fascia



ALUMINUM
Black

Garage Door



PLANK WOOD GRAIN
Cedar Plank

Soffit - Main Roof



CORROGATED ALUMINUM
Black

Front Porch



CONCRETE

Gutters / Downspouts



ALUMINUM
Black

Trim



ENGINEERED WOOD
Smooth Finish
Tundra Gray

Shingles



ASPHALT SHINGLES
Certaineed - Landmark
Pewter

Brick



INTERSTATE BRICK
Pewter
*Masonry used only on 'The Gateway'
model

Primary Material



LAP SIDING
8" Cedar Finish
Tundra Gray

PRIMARY UPGRADE



BOARD AND BATTEN (VERTICAL SIDING)
Cedar Finish
Tundra Gray

Accent Material



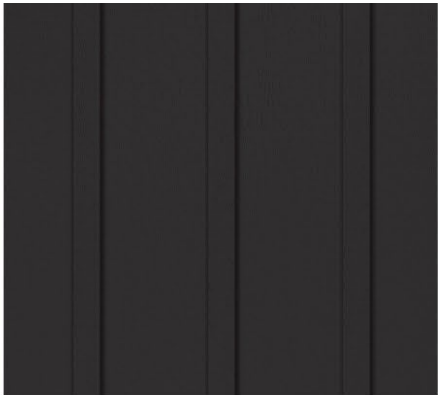
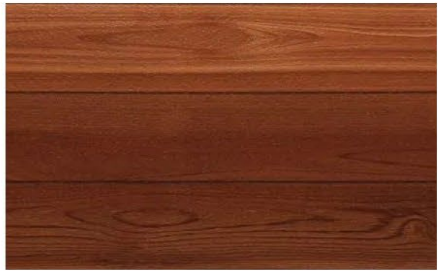
ENGINEERED WOOD PANEL
Cedar Finish
Chestnut

House Numbers



ALUMINUM FOR FRONT AND ALLEY
Modern House Numbers 6"
Matte Black

PALETTE FIVE
854



Soffit - Porch



CORROGATED ALUMINUM
Black

Fascia



ALUMINUM
Black

Garage Door



WOOD GRAIN GARAGE DOOR
CEDAR PLANK

Soffit - Main Roof



CORROGATED ALUMINUM
Black

Front Porch



CONCRETE

Gutters / Downspouts



ALUMINUM
Black

Trim



ENGINEERED WOOD
Smooth Finish
Midnight Shadow

Shingles



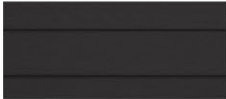
ASPHALT SHINGLES
Certaineed - Landmark
Pewter

Brick



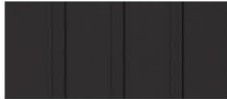
INTERSTATE BRICK
Pewter
*Masonry used only on 'The Gateway' model

Primary Material



LAP SIDING
8" Cedar Finish
Midnight Shadow

PRIMARY UPGRADE



BOARD AND BATTEN (VERTICAL SIDING)
Cedar Finish
Midnight Shadow

Accent Material



ENGINEERED WOOD PANEL
Cedar Finish
Chestnut

House Numbers



ALUMINUM FOR FRONT AND ALLEY
Modern House Numbers 6"
Matte Black

NORTH

APPLEWOOD DRIVE
(66' R.O.W.)

MARKET STREET

LOT 5
NORTHERN GATEWAY

LOT 2
NORTHERN GATEWAY

LOT 1
NORTHERN GATEWAY

NE Corner
25-11-21
(Dauke County
Monument)

Side by Side 1: 830 & 834 Stanton Way (Lot 8 & 9) *The Prescott Model*
 Sale Home 1: 838 Stanton Way (Lot 10) *The Asheville Model*
 Sale Home 2: 842 Stanton Way (Lot 11) *The Gatlinburg Model*
 Sale Home 3: 846 Stanton Way (Lot 12) *The Jackson Model*
 Sale Home 4: 850 Stanton Way (Lot 13) *The Gatlinburg Model*
 Sale Home 5: 854 Stanton Way (Lot 14) *The Asheville Model*

830 & 834 STANTON WAY
(LOT 8 & 9)
PRESCOTT

838 STANTON WAY
LOT 10:
ASHEVILLE

842 STANTON WAY
(LOT 11)
GATLINBURG

846 STANTON WAY
(LOT 12)
JACKSON

850 STANTON WAY
(LOT 13)
GATLINBURG

854 STANTON WAY
(LOT 14)
ASHEVILLE

NW 1/4-NE 1/4
SW 1/4-NE 1/4

KONA GARAGE

PALETTE 5

IRON ORE GARAGE

PALETTE 4

PALETTE 1

PALETTE 2

PALETTE 3

KONA GARAGE

- - FOUND OZA
(6"X 6" CON
- - FOUND 1.27
- - FOUND 2" S
- - SET 1-1/4"
- PIPE WEIGHIN
- ALL OTHER LOT AN
- 1.37"OD X 18" STE
- 1.68LB / LIN FT., S



830 & 834 STANTON WAY (LOT 8 + 9)

'THE PRESCOTT' MODEL - EXTERIOR PALETTE 1



4 LEFT ELEVATION
3/16" = 1'-0"



3 RIGHT ELEVATION
3/16" = 1'-0"



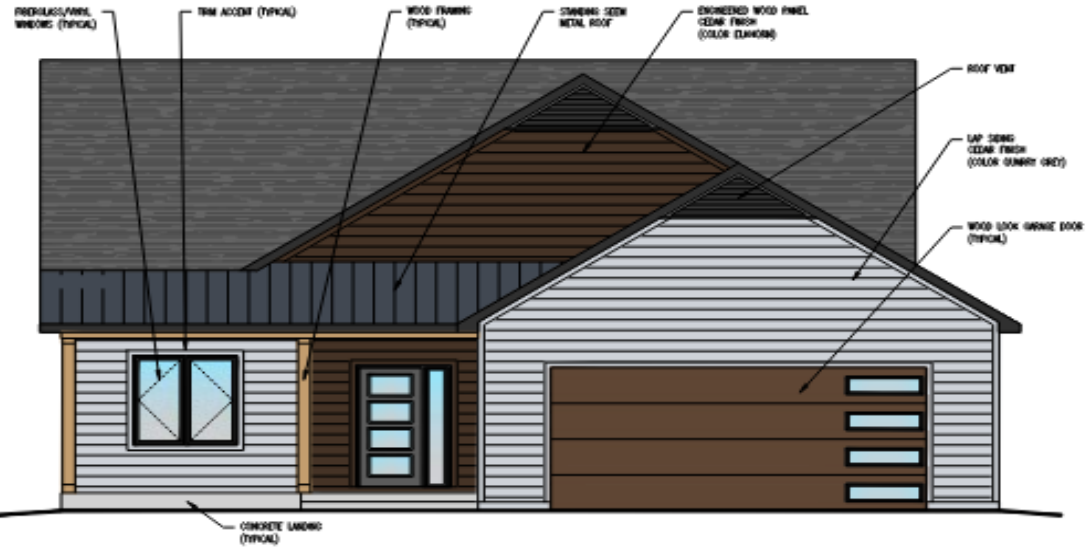
2 FRONT ELEVATION
3/16" = 1'-0"



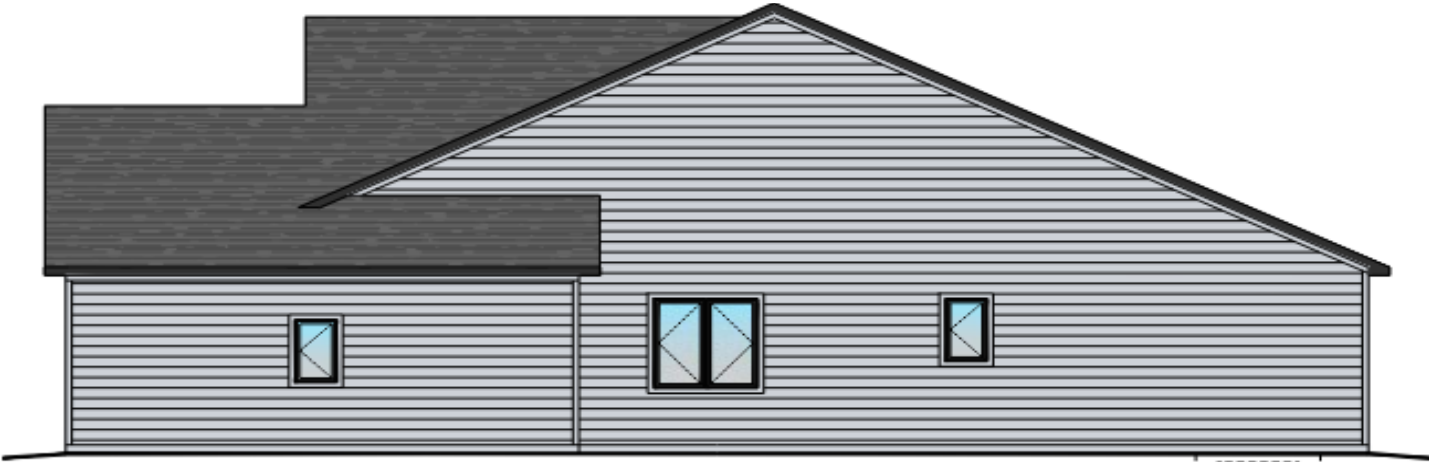
1 REAR ELEVATION
3/16" = 1'-0"

838 STANTON WAY (LOT 10)

'THE ASHEVILLE' MODEL - EXTERIOR PALETTE 2



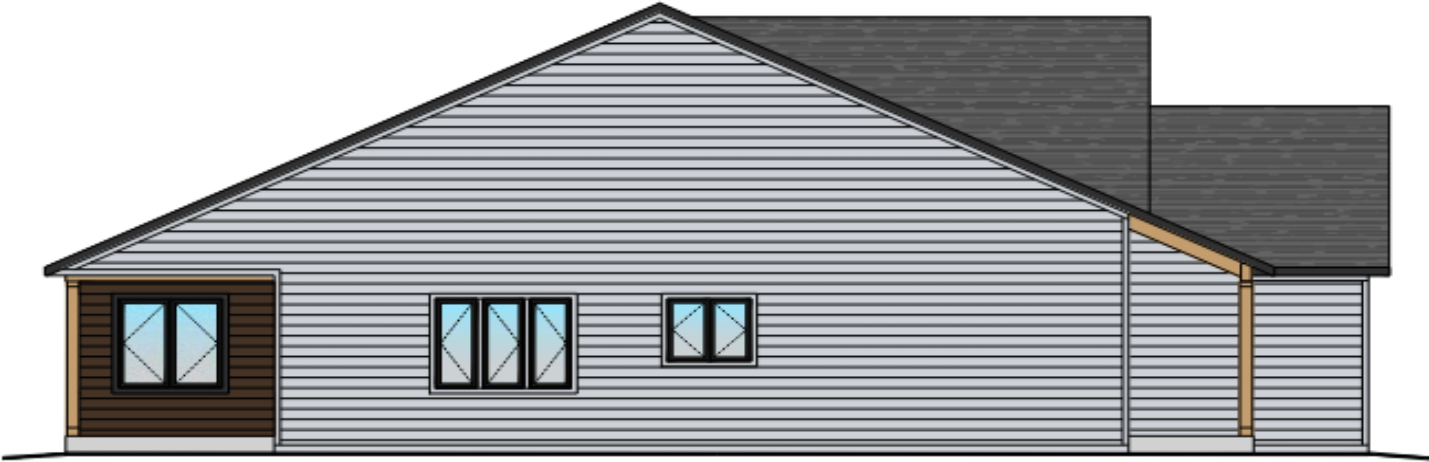
1
0 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
0 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



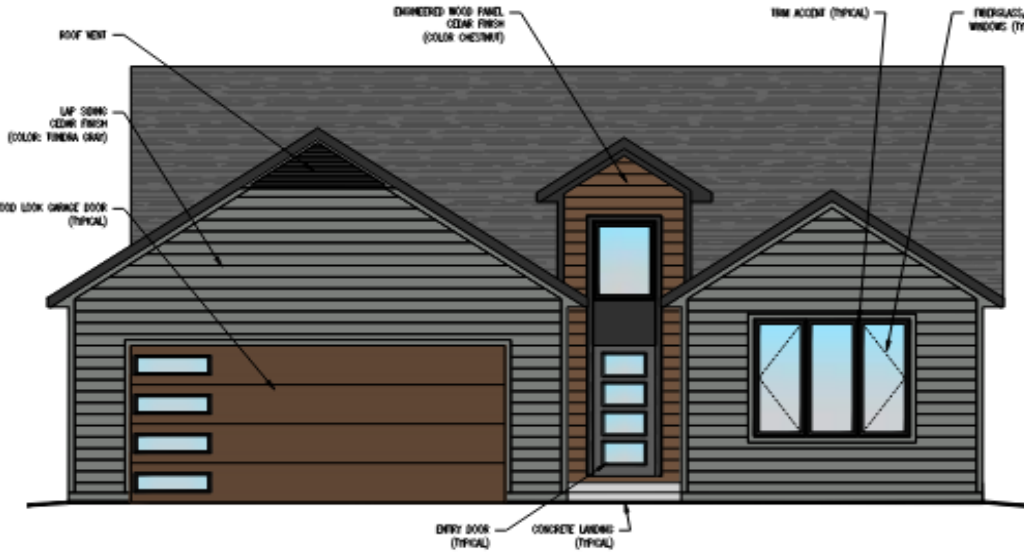
3
0 REAR ELEVATION
SCALE: 1/4"=1'-0"



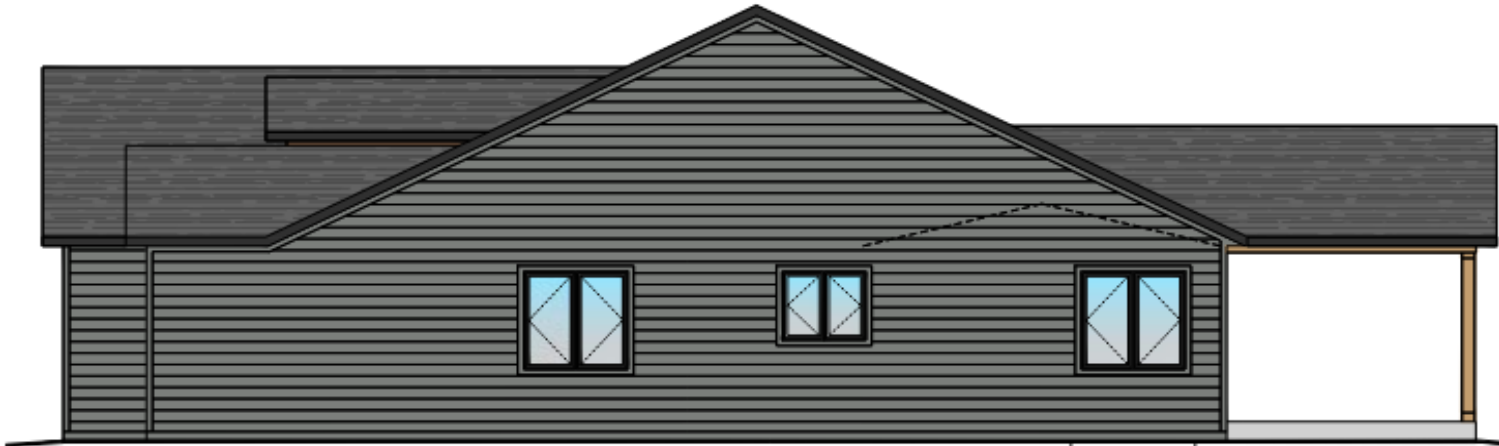
4
0 LEFT ELEVATION
SCALE: 1/4"=1'-0"

842 STANTON WAY (LOT 11)

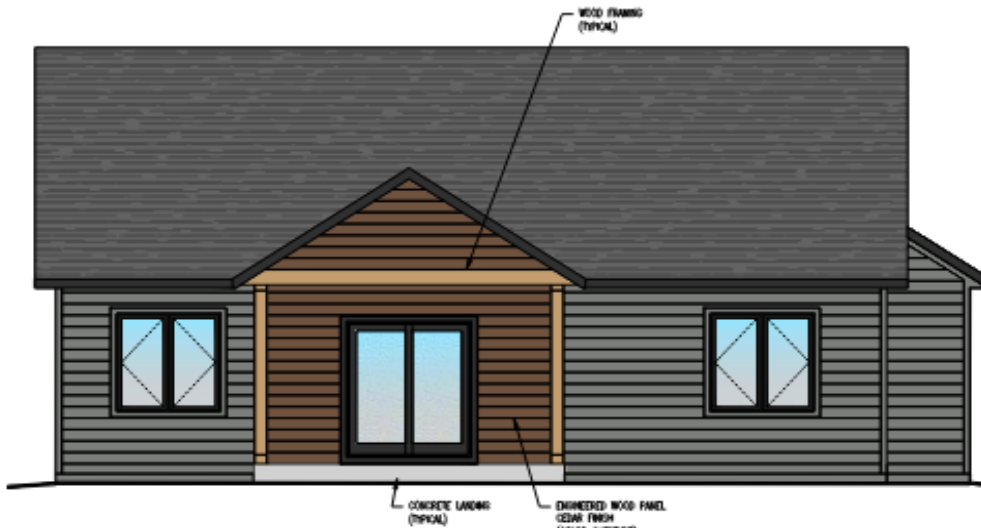
'THE GATLINBURG' MODEL - EXTERIOR PALETTE 4



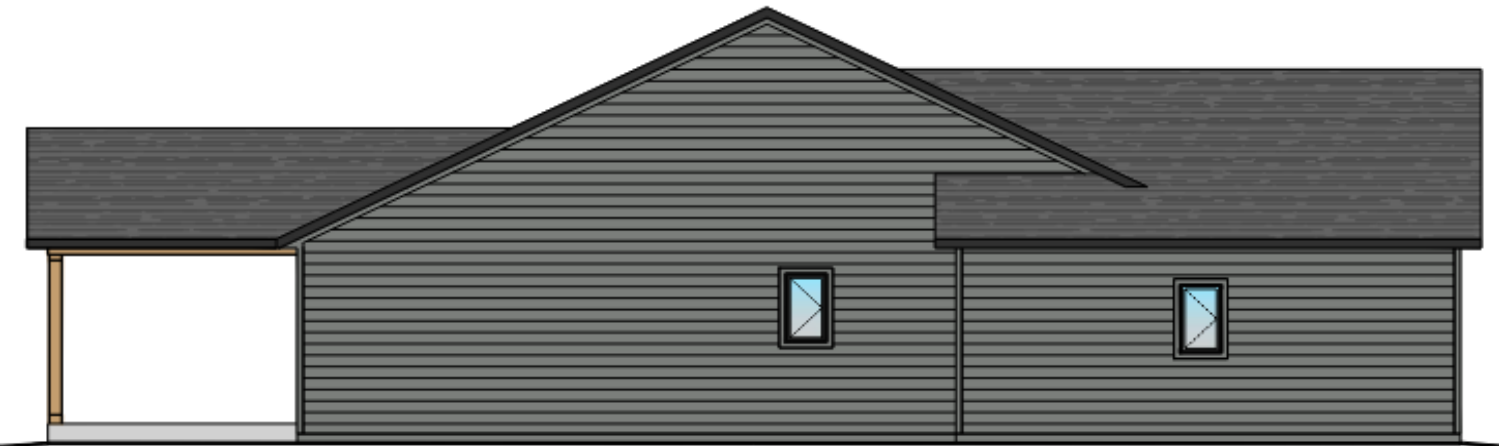
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



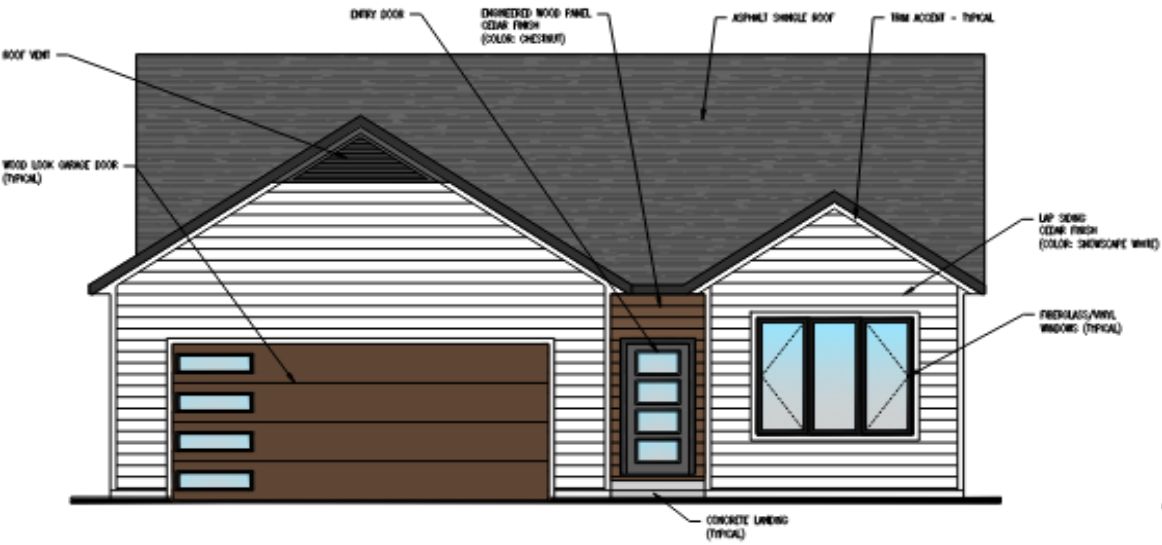
3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT ELEVATION
SCALE: 1/4"=1'-0"

846 STANTON WAY (LOT 12)

'THE JACKSON' MODEL - EXTERIOR PALETTE 3



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



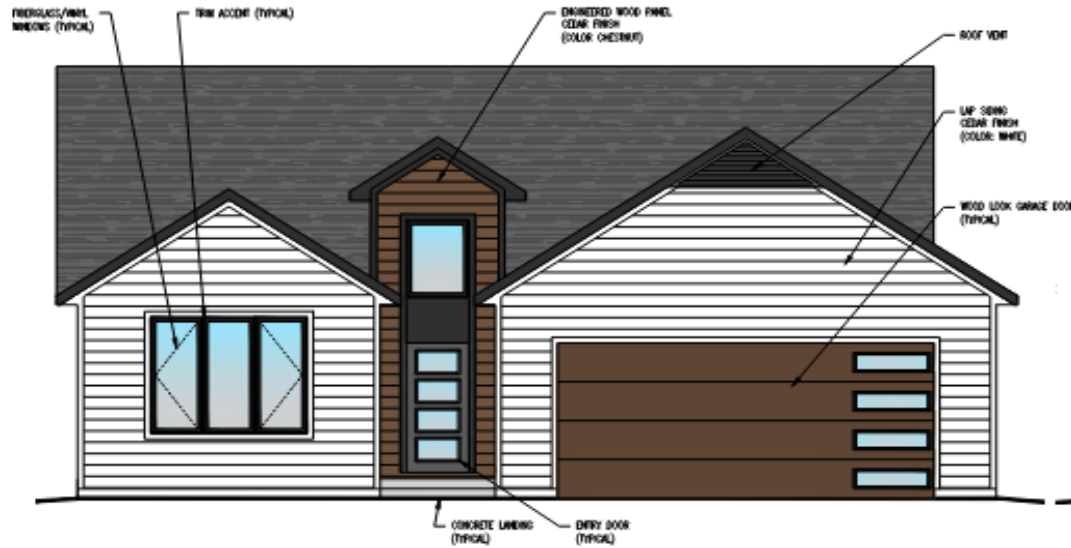
3 REAR ELEVATION
SCALE: 1/4"=1'-0"



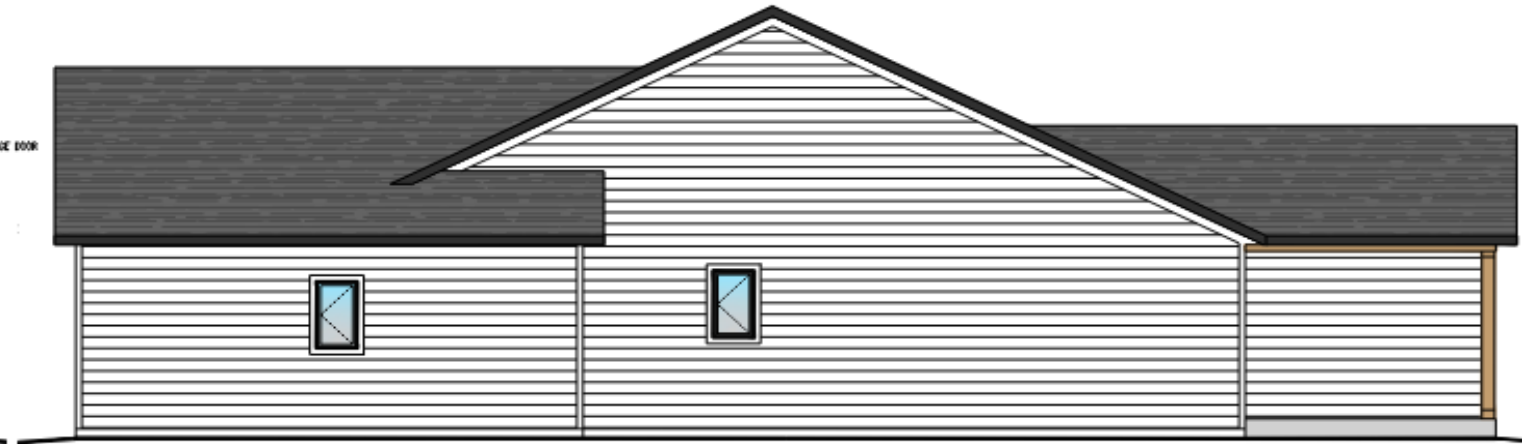
4 LEFT ELEVATION
SCALE: 1/4"=1'-0"

850 STANTON WAY (LOT 13)

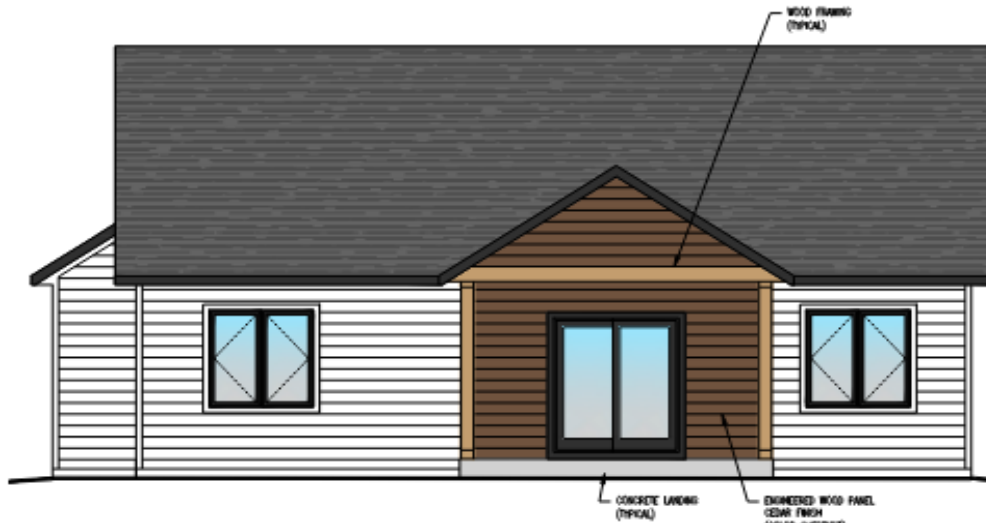
'THE GATLINBURG' MODEL - EXTERIOR PALETTE 1



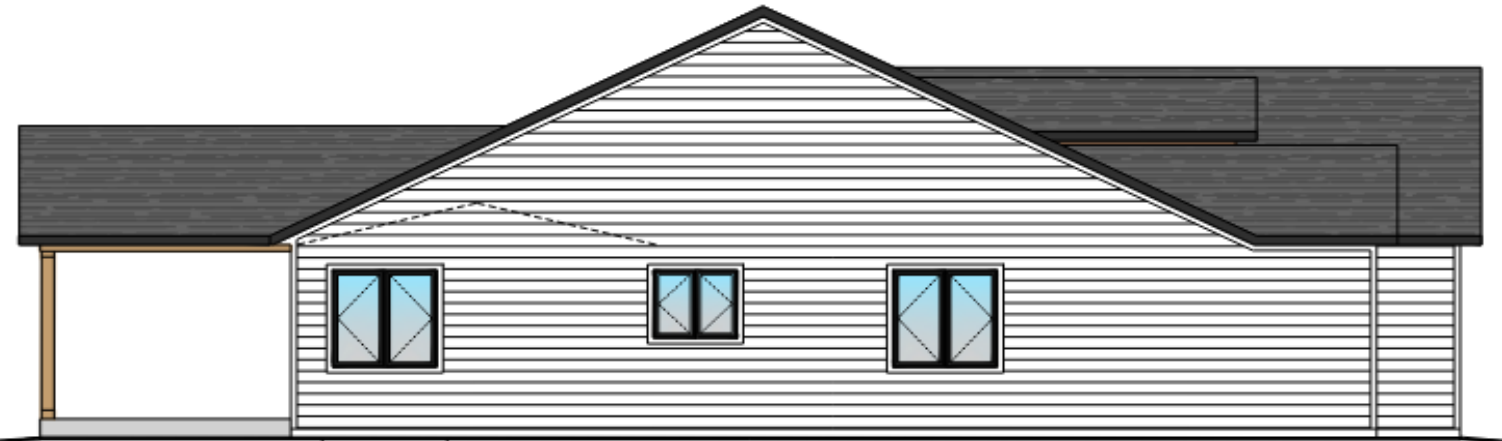
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2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



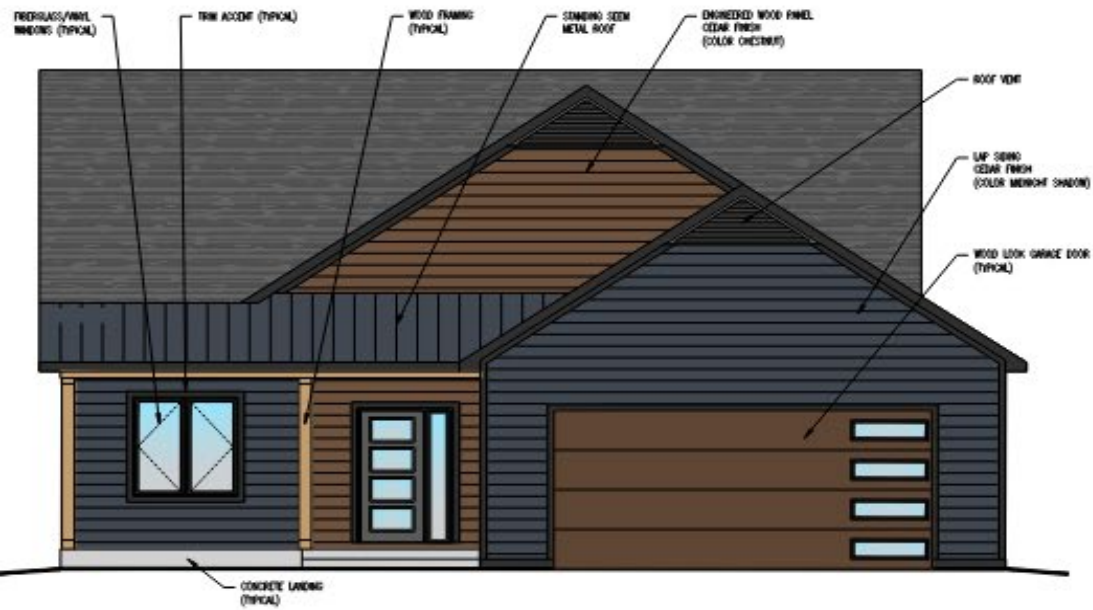
3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT ELEVATION
SCALE: 1/4"=1'-0"

854 STANTON WAY (LOT 14)

'THE ASHEVILLE' MODEL - EXTERIOR PALETTE 5



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT ELEVATION
SCALE: 1/4"=1'-0"