



Downtown Charm Meets Lake Country

ST. JOHN'S ESTATES – CITY OF DELAFIELD FACT SHEET

- An Estimated Impact Fee for 2023 paid by Buyer at issuance of Building Permit is \$2,501.94, additional fees not included are:
 - Residential Sewer Rate: \$101.29 per quarter
 - City Sewer Connection Charges: \$2,637
 - Delhart Sewer Connection Charges: \$5,335
 - Refundable Occupancy Bond: \$1,000
- Minimum dwelling living areas to be 1,900 square feet for one story and 2,350 square feet for more than one story.
- A construction deposit of \$2,000.00 will be collected from lot owner at closing and held by Developer until all improvements are complete, including landscaping and hard surface driveway. The purpose is to insure that the street pavement, right of way and street trees are maintained and protected from contractor debris or damage.
- The Architectural Control Committee will be the current developer.
- The required minimum front setback is 40 feet from a street right-of-way, 20 feet on side yards, 20 feet for a rear yard, and 30 feet for a corner side yard.
- Each residence on a lot shall have an attached garage for not less than 2, nor more than 4 cars. Side entry required. Canted is permitted.
- Driveways to have a minimum of a 3' side yard setback.
- Driveways shall be constructed with a hard surface material acceptable to the ACC and installed within one year of occupancy permit issuance. Concrete and asphalt are acceptable hard surface materials.



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- Each Lot Owner will be responsible to install a front yard light post and mailbox in a style and from a manufacturer selected by Declarant. Each successive Owner shall maintain the front yard light post in good and working condition and replace such components when necessary with the same or a similar style as approved by the ACC. The light post must be illuminated from dawn to dusk by means of a photocell.
- No above ground swimming pools shall be allowed in the subdivision.
- No fence or wall of any height shall be permitted on any lot except as a non-continuous landscape feature or for screening along the rear of lots 12 - 21, or as otherwise approved at the discretion of the ACC. Buried electric or invisible fencing for pet containment is deemed approved.
- Kettle Moraine School District:
 - Cushing Elementary
 - Kettle Moraine Middle School
 - Kettle Moraine High School
- Certain Exterior Features – With respect to the construction of a Building on a lot or other improvement to a lot:
 - If shutters, window casings or window grids and trim features are used on windows or divided-lite windows are used, in any case on the front of a residence, then they shall also be used in similar proportion on the side and rear windows.
 - A residence shall have a roof with a minimum pitch ratio of 8:12. Exceptions to roof pitch will be made to homes depicting Taliesin Architecture.
 - Exterior walls of residences shall be constructed of brick, stone, cedar, stucco, cement siding, LP Smart Siding or combinations thereof. No aluminum, metal or vinyl siding shall be permitted.
 - The front exterior elevation of the house and attached garage must consist of approximately 25% or more of brick or stone.
 - The ACC shall be acting reasonably if it disapproves of the drawings for a residence because such residence would be similar in appearance to other residences in close proximity.



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- Direct vent fireplaces are allowed as long as the vent is located on the side or rear elevations of the house.
- The ACC shall be acting reasonably if it requires that, on lots with significant grades as determined by the ACC, portions of basement walls be exposed to allow for a more natural transition between residences. Any such exposed basement or foundation walls shall be covered with suitable material, approved by the ACC, consistent with the overall architecture of the residence.

Please review the declaration of covenants, conditions, and restrictions of St. John's Estates for a complete understanding of all restrictions.

All municipal fees stated in this fact sheet change from year to year. It is the buyers responsibility to verify these fees with the City of Delafield.