

## Hawks Glen – City of Mequon Fact Sheet

- The Impact Fees for **2012** are **\$ 900**. Builder is responsible for payment at issuance of building permit.
- Each lot shall be serviced by an individual well and an approved on-site waste disposal system.
- Lots with Full Basement Exposures: Lots 8 and 9 only.
- Lots with Partial Basement Exposures: Lots 1,2,3,6,7,10,13,14.
- Minimum dwelling living areas to be **2,400** square foot for a one-story and **2,800** square foot for a two-story dwelling. The calculation of square footage will not include basement, exposed basement, attic, garage, porch, patio or storage areas in the computation. An attached enclosed garage for at least two and not more than four cars or vehicles is required.
- All building plans, exterior design and location of each dwelling must be approved by the Hawks Glen Architectural Control Board (ACB). Submit (3) sets of plans; (3) certified stake out surveys; and actual color samples of all exterior building materials to Hawks Glen Architectural Control Board for approval.
- A complete landscaping plan of the entire lot must be submitted for Architectural Control Board (ACB) approval.
- An escrow deposit of **\$ 1,000** will be required at time of plan approval by the ACB. This will be held by Seller, until all improvements are complete, including landscaping and a 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.
- Submittals to the Architectural Control Board (ACB) will be through SCI  
Real Estate, located at 5429 N. 118<sup>th</sup> Court, Milwaukee WI 53225; 414-466-  
0111 Mr. Jim Sileno
- The City of Mequon requires all residential buildings to be reviewed by their Architectural Committee. The Committee meets on the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. Applications and a \$110.00 fee, along with an approved plan from the Hawks Glen ACB must be submitted two weeks in advance of the scheduled meeting.

- The required minimum set backs are:
  - ❖ Closer than 50 feet to the front Lot line at any point.
  - ❖ Closer than 20 feet to the rear Lot line at any point.
  - ❖ Closer than 20 feet to the side Lot line adjoining a Common Area at any point.
  - ❖ Closer than 40 feet to the side Lot line adjoining another Lot or street at any point.
  
- Driveways shall be constructed with a hard surface material acceptable to the ACC and installed within six months of occupancy permit issuance.
  
- City of Mequon building permit fees include:
  - Plan Review **\$58.00**
  - Building **\$0.26/Sq. Ft.** includes attached garage, not unfinished basement.
  - Erosion Control **\$174.00**
  - State Seal **\$41.00**
  - Occupancy **\$52.00**
  - Additional permits are required for Plumbing, Electrical, and HVAC.
  
- Mailboxes installed by Seller, **\$500** paid by Buyer at time of closing.
  
- Yard Light installed by Buyer, **\$850** paid by Buyer at time of closing, to be used to prepay the supplier. Buyer to pick up lamppost when needed from Seller at 5429 N. 118<sup>th</sup> Court, Milwaukee, WI.
  
- No above ground swimming pools shall be allowed in the subdivision.
  
- No fence or wall of any height shall be permitted on a lot without Architectural Control Board (ACB) approval. Below grade electric fencing for pet containment is approved.
  
- City of Mequon Area School District:
  - K5 through 6<sup>th</sup> – Wilson Elementary
  - 7<sup>th</sup> and 8<sup>th</sup> – Steffen Middle School
  - 9<sup>th</sup> through 12<sup>th</sup> – Homestead High School
  
- The City of Mequon tax rate for **2011** was **\$13.55** per \$1,000 of Assessed Value. The average assessment ratio was .9883%.
  
- Garbage service is private and an expense of the Lot owner.

- **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 on the side and rear windows.
  - A residence shall have a roof made of cedar shake shingles, cement tiles, 30-year dimensional fiberglass shingles or other materials approved by the ACB.
  - Exteriors of houses shall be of all natural building materials such as stone, brick, wood, fiber-cement or other materials approved by the ACB.
  - The front exterior elevation of the house must consist of at least 50% of brick or stone.
  - Natural wood or fiber-cement shall be used for all exterior trim, including fascias, soffits, freeze boards, corner boards and all window and door surrounds on dwelling. All corner boards, window and door exterior casings shall be at least 5/4" x 6".
  - The ACB shall be acting reasonably if it disapproves the Drawings for a residence because such residence would be similar in appearance to other residences in close proximity.
  - On each side of a residence, except for trim, exterior materials shall be consistent on all levels. Color selections, for stain, paint, stone, brick, stucco or other finish must be approved by the ACB.
- Hawks Glen Homeowners Association will maintain the outlot areas.
- Association Fee is estimated to be **\$1,200** per year and is due annually on January 1 of each year, by each lot owner, commencing the first calendar quarter after closing. An initial General Assessment of \$1,000 per lot is due at closing to fund operating expenses of the Association.

**PLEASE REVIEW THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HAWKS GLEN FOR A COMPLETE UNDERSTANDING OF ALL RESTRICTIONS.**

02/01/12

**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 MEQUON.**