

2038729

BROWN COUNTY  
REGISTER OF DEEDS  
CATHY WILLIQUETTE

**Planned Unit Development Restrictions  
For;  
SNOW SHOE ESTATES**

2003 JUL 21 P 1:57

Recorded in Volume 22 of Plats, Page 66,  
Document Number 2037220, 3:43 p.m.

**Project Scope:** To amend by rezoning the property shown on the attached map to a Planned Unit Development. This development consists of;

- Unit A - (27) Twenty seven, two-family homes
- Unit B - (8) eight townhome lots
- Unit C - (1) one planned rental community
- Unit D - (5) outlots

Return to: 17<sup>00</sup> (4)  
Thomas J. Soza Custom Home  
& Design  
745 Ontario Rd  
Green Bay WI 54311  
Attn: Debra Binkowski

**Unit A - Two Family Homes**

Lots 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 33, 34, 35 and 36 shall be used for the purpose of duplex or single-family residences only. Each unit is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,300 square feet for one story structures and not less than 1,500 square feet per home for two story and multi level structures. Each unit is to have an attached garage not less than 500 square feet. Each dwelling unit is to have a roof pitch of not less than 6/12 and at least one projecting roofline toward the street. All ranches and multi level buildings to have a minimum of 33% masonry front. Two story homes may be sided.

Walking trails will be installed at lots 9, 28 and 29 when building is completed. The trails are to be five feet wide built with gravel and fines to the property lines and will be dedicated in public easements.

**Unit B - Townhome lots**

Lots 2,10,11,25,26,30,31 and 32 shall be used for the purpose of townhome, duplex, or single-family residences only. Lots 2 and 30 shall have a maximum density of 6 units of townhomes, lots 10,11,25,26,31, and 32 shall have a maximum density of 4 units of townhomes. Each dwelling unit is to have the enclosed area of the main structure, exclusive of porches; patios, basements, finished basements or exposed basements, shall be not less than 1,000 square feet. Each unit is to have an attached garage not less than 250 square feet and individual entries. Each dwelling unit is to have a roof pitch of not less than 4/12 and at least one projecting roofline toward the street. All buildings to have a minimum of 66% masonry around the entire exterior, see the attached building drawings for design intent.

Walking trails will be installed at lot 10 when building is completed. The trails are to be five feet wide built with gravel and fines to the property lines and will be dedicated in public easements.