

# Homes & Design

HOME SERVICES   HOME FURNISHINGS   HOME IMPROVEMENTS   HOME DECOR   REAL ESTATE & RENTALS



~ Published by Southern Lakes Newspapers LLC

Sugar Creek Mutual Insurance Company  
Elkhorn 262-723-3244

Banco Insurance Agency  
Palmyra 262-495-2118  
Whitewater 262-473-7334

Breck Ward  
Elkhorn 262-215-5633

Patricia Lauderdale  
Elkhorn 262-742-3818

Daniels Insurance Agency  
Burlington 262-537-2677

Grams Insurance Agency  
Edgerton 608-884-3304  
Evansville 608-882-6515

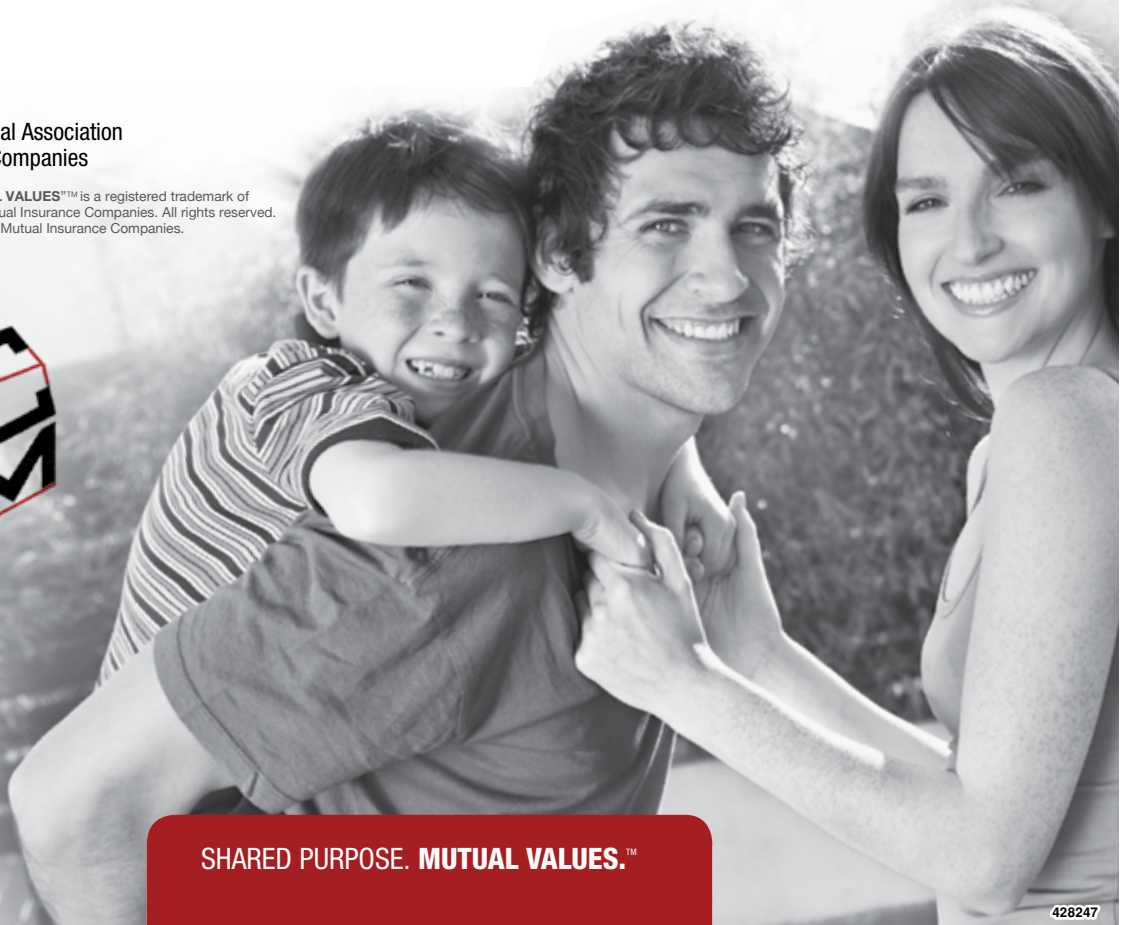
Schaal Agency LLC  
Waterford 262-534-7801

**“I CHOOSE MUTUAL INSURANCE  
BECAUSE I KNOW WE’RE  
IN THIS TOGETHER.”**

Policyholders who work with a mutual insurance company have a shared purpose: getting the best coverage and protection available. And mutual insurance delivers because mutuals serve policyholders, not shareholders. Our decisions are always based on what’s best for you. Plus local agents offer customized solutions for all your insurance needs. Find out how mutual insurance can work for you.

Member of the National Association  
of Mutual Insurance Companies

\*SHARED PURPOSE. MUTUAL VALUES™ is a registered trademark of the National Association of Mutual Insurance Companies. All rights reserved. © 2012 National Association of Mutual Insurance Companies.



**SHARED PURPOSE. MUTUAL VALUES.™**

428247



# Prep perennials now for beautiful spring blooms

It's a common misconception that once fall rolls around, perennials simply go dormant and don't require maintenance until spring. But, fall is actually the perfect time to show perennials love.

In a recent Backyard Smart video, the lawn and garden experts at Exmark give the lowdown on prepping perennials for cold weather so you can enjoy beautiful blooms come spring. Here's what to know:

**Benefits:** When plants become overcrowded, they compete for essential resources like water, air, and nutrients, which can hinder their growth. Dividing perennials helps distribute plants across your yard, maintaining a healthy size, preventing overcrowding, and reducing the risk of disease.

**When to do so:** Generally, fall's the best

time to divide perennial plants that bloom in spring and summer. (Conversely, spring's the best time to divide fall-blooming plants.) But if you're planning on dividing in fall, don't wait too long! Get outside about four to six weeks before the ground freezes, or else your plants will be in for a rough winter. Not every perennial needs to be divided every year. Most need it every three to five years, and some not at all. Do your research before you begin.

**How to divide them:** Make the necessary preparations to ensure your perennials properly take to their new homes. First, thoroughly water your plants a day or two beforehand and cut them back so you can clearly see what you're dealing with. Then, head out on a cloudy, dry day and get to work.

Dig up plants around the roots and gently lift them out of the ground, knocking away loose dirt and debris. For best results, dig outside the outermost part of plants that water drips from. You can either gently pull apart the roots with your hands, cut into them with a knife or spade, or use two gardening forks to wedge plants in half. Various perennials have different roots systems, so read up on the best method for the species.

• CONTINUED ON PAGE 4

"Perennials make every garden pop, providing beautiful blooms year after year," says Jamie Briggs, director of marketing at Exmark, who added that spending some time on them this fall will make your springtime even brighter.

STATEPOINT PHOTO *Homes and Design*

**HOMES & DESIGN**

Nov. 2024

Published by Southern  
Lakes Newspapers LLC  
1102 Ann St., Delavan, WI 53115  
(262) 728-3411

**Homes  
& Design**

For advertising opportunities, call (262) 728-3411 or email [vicki@southernlakesnewspapers.com](mailto:vicki@southernlakesnewspapers.com)

EDITOR IN CHIEF: **Heather Ruenz**

PAGE DESIGN: **Jen DeGroot**

CREATIVE DIRECTOR: **Heidi Schulz**

ADVERTISING DIRECTOR: **Vicki Vanderwerff**

# Tighter inventories led to higher prices, weaker sales

*According to August date released by the state realtors association*

The Wisconsin REALTORS Association released its August 2024 Wisconsin Real Estate Report in late September, which shows tighter inventories, weaker sales, and higher prices in August.

The decline in inventories pushed the statewide median price up 8% to \$324,000 and led to a 4.7% decline in existing home sales during the last 12 months.

Mary Jo Bowe, 2024 Chair of the Board of Directors, Wisconsin REALTORS Association, commented on progress on mortgage rates.

“High mortgage rates make it really tough for first-time buyers to buy a home because they rely more heavily on financing than those trading up. So it’s good to see mortgage rates come down, and hopefully these trends continue,” she said.

Tom Larson, President & CEO, Wisconsin REALTORS Association, noted the slowdown in new listings.

“Growth in new listings was solid during the first five months of the year, but the summer has been a different story. New listings weakened in June, had a small rebound in July, but fell back again in August,” Larson said.

“We do think new listings will improve if the downward trend in mortgage rates continues,” he added.

David Clark, Professor Emeritus of Economics and WRA Consultant, weighed in on the Fed lowering rates.

“The Fed has a dual mandate, meaning it is charged with simultaneously avoiding recessions while also controlling inflationary pressures. In its September meeting, the Federal Open Market Committee, which is the Fed committee that sets short-term interest rate targets, lowered the target for the Federal Funds rate by a half percentage point,” Clark explained.

He said this is the first cut since March 2020.

“It signals the Fed is now more concerned with a weakening labor market than inflationary risks. As long as inflation remains controlled, expect additional cuts when the FOMC meets in November and December,” Clark added.

## Report highlights

For the second month this summer, new listings tightened in August compared to the

“We do think new listings will improve if the downward trend in mortgage rates continues.”

—Tom Larson,  
President & CEO, Wisconsin  
REALTORS Association

same month last year. Relative to their levels a year earlier, new listings also fell in June.

The decline in inventories pushed the statewide median price up 8% to \$324,000 and led to a 4.7% decline in existing home sales during the last 12 months.

Still, the year-to-date picture reflects solid sales growth and strong price appreciation. Home sales through August 2024 were 5.3% stronger than the first eight months of 2023, and the median price rose 8.4% to \$309,900 over that same period.

The 30-year fixed-rate mortgage continued to improve, falling just over a third of a percent in August. Specifically, the average rate dropped from 6.85% in July to 6.5% in August, which is a decline of 35 basis points. Compared to August 2023 when the average rate was 7.07%, the August 2024 rate was 57 basis points lower.

Even though mortgage rates improved over the last 12 months, the significant price appreciation combined with only slight gains in median family income kept statewide affordability low.

The Wisconsin Housing Affordability Index shows the percent of the median-priced home that a buyer with median family income would qualify to purchase, assuming a 20% down payment with the remaining balance financed with a 30-year fixed-rate mortgage at current rates. The index was 121 in August 2024, down slightly from its level of 123 one year earlier.

## About the WRA

The Wisconsin REALTORS Association is one of the largest trade associations in the state, headquartered in Madison. It represents and provides services to more than 17,500 members statewide, made up of real estate sales agents, brokers, developers, appraisers, inspectors, bankers, and other professionals who touch real estate. The WRA is under the direction of a statewide board of directors, comprised of members from the top real estate firms around the state.

For more information, visit [wra.org](http://wra.org).

## SPRING BLOOMS

• CONTINUED FROM PAGE 3

You can typically get four to six new sections from a single plant. Just make sure each division has three to five shoots and a substantial, healthy root system. Afterwards, you’re free to plant your new divisions, rearrange existing beds, or share new plants with family or friends!

**Water and cut back:** Even if you’re not dividing your perennials, it’s good to get one last thorough watering in before the first freeze. Leading up to that point, gradually wean perennials from regular watering to monthly watering throughout fall.

The general rule of thumb is to cut perennials back once they start to fade. However, there are exceptions. Some perennials should be left alone. Make sure you know what’s in your garden before beginning.

**Feeding and mulching:** Once plants are situated, it’s time to layer up. Clear off old mulch so that the soil is exposed and remove any weeds or grass peeking through. Then, spread on a 1-2-inch thick compost layer, followed by an equally thick mulch layer. The compost will gradually break down and release nutrients, promoting better root growth, better soil pH, and hardier plants come spring. The mulch provides insulation, while protecting soil from erosion and compaction.

**Be on the Lookout:** Cold weather doesn’t necessarily mean pests take a break from making a meal of plants. Many – such as slugs – will chow down on anything your garden has to offer, so stay attentive! Before mulching, lay down slug bait to send them packing.

To view the video, visit Exmark’s Backyard Life, at [backyard.exmark.com](http://backyard.exmark.com).

(STATEPOINT)





# Porch and patio pick-me-up ideas

If your concrete porch and patio surfaces are plain, ugly, or in disrepair, you may assume the only solution is to hire a contractor for a complete overhaul.

The truth is that you can resurface these spaces with minimal DIY experience in just a few days.

Here are some ideas on how to achieve this:

## Make repairs first

As with any project, the key to success is preparation. First, pressure wash your surface, allowing it to thoroughly dry. Then use a durable repair product, such as Rock Patch, to fill in cracks, pits, and holes. Impact-, moisture-, salt-, and mold-resistant, this odorless, hard stone compound can patch flaws or function as a smooth new base.

Because it doesn't dry quickly like concrete, you can take your time and apply the product slowly. While the normal cure time is 24 hours, you'll want to increase your dry time when applying the product in damp, cool conditions or if applying a very thick coat.

## Choose a new surface

Give your space a huge upgrade by applying a new surface with a DIY product. The real stone surfaces available from Daich Coatings, for example, will improve the look of your porch or patio while enhancing the functionality of the space, and there are many options to choose from, depending on the amount of skill you have and the time you want to invest.

• CONTINUED ON PAGE 6

With just a little effort and minimal expense, you can resurface your porch and patio for a total transformation of your outdoor spaces. Such a project can often be completed in a few days.

STATEPOINT PHOTO Homes and Design

# Manufactured housing below national average

*Only 6.9% of new single-family homes categorized as such last year*

A report recently published by Construction Coverage shares information about the U.S. states investing the most in manufactured housing.

After over two years of elevated real estate prices, mortgage rates, and rents, the housing affordability crisis in the U.S. is more apparent than ever.

Expanding manufactured housing – a category that includes housing units that are prefabricated in a factory, then transported to their ultimate destinations – is one possible solution.

Because these units tend to have simple designs and materials that make them efficient to produce, they are often significantly less expensive than site-built homes.

A 2023 report found the average cost per square foot of a manufactured home was \$87, roughly half of the \$166 cost per square foot of a site-built home. For lower- and middle-income families, this more affordable option has significant appeal.

Currently, 21.2 million Americans live in manufactured homes, and manufactured homes represent around one out of every 10 new homes constructed in the U.S. each year.

Manufactured housing varies in popularity across the country, however.

Researchers calculated the total manufactured home shipments as a share of all new single-family homes in 2023 (the sum of manufactured home shipments and single-family housing units authorized by building permits), then ranked states accordingly.

These are the main takeaways from the report, highlighting some key stats for Wisconsin:

- The average sale price of manufactured homes in 2023 was \$124,300. For context, Zillow pegs the median home value in the United States at slightly over \$362,000.

- Since 2014, the average sale price of a manufactured home has grown by 83.0%, while the average price across all homes climbed 94.6%. For both manufactured and site-built homes, most of this growth occurred in 2020 and 2021, before plateauing in 2022 amid rising interest rates.

- In Wisconsin, the average sale price of manufactured homes was \$110,600 in 2023, compared to the state's \$312,369 median across all homes.

- Overall, manufactured homes represented 6.9% of all new single-family homes authorized in Wisconsin last year, a much smaller share than the national figure of 8.8%.

For more information, or to view the full report, visit <https://constructioncoverage.com/research/states-investing-most-in-manufactured-housing>.

## PORCH AND PATIO

• CONTINUED FROM PAGE 5

The brand's Terrazzo Decorative Granite Resurfacer has a unique formula offering a seamless overlay that is both attractive and functional, whereas its RollerRock's self-priming formula means one less step for instant color and beauty and an attractive textured finish.

Want to get creative? Consider the all-in-one SpreadStone kit, which includes a pre-mixed primer, base coat, accent coat, clear sealer, stone texture roller, and grout line stencil tape.

While this process takes a little time, it's easy to do and will allow you to design a stunning decorative stone surface that will stand up to extreme weather.

Finally, the SpreadRock Granite Stone Coating is easily applied in a thin uniform layer using a scraper, trowel, or flooring squeegee for dependable durability and a visual effect that is timeless and stunning.

### Complete your project

Finalize your porch or patio pick-me-up in one step by applying a sealer with anti-slip benefits.

TracSafe Anti-Slip Sealer from Daich Coatings is not only a high-performance clear coat that will strengthen and protect your new surface, but it will also help keep family members and visitors safe from falls and mishaps. In fact, its commercial-grade anti-slip ratings are up to twice the OSHA standard and its high-performance, odorless, water-based technology bonds firmly to all types of flooring materials.

(STATEPOINT)

# A home renovation project with huge potential returns

Adding an accessory dwelling unit (ADU) to your property can increase the value of your home, become a source of rental income, or help you expand your living space for your adult children or parents.

ADUs are often known as in-law apartments, granny flats, carriage houses, or secondary suites. According to Freddie Mac, here are some reasons why investing in adding one may be worth it:

**The basics:** An ADU is a smaller, independent residential structure built on the same lot as a single-family home. To qualify as an ADU, the area needs to include a kitchen, bathroom, and separate entrance.

**The benefits:** Building an ADU may contribute to affordable housing in your area, but it also can boost the value of your home by as much as 35% and become a potential source of extra income.

An ADU can also make for a great home office, guesthouse, or workshop, or be a good solution if

your adult children are returning or you are the caretaker to aging or disabled relatives.

**Eligibility:** Before adding an ADU, make sure you understand federal, state, or local laws involved with renting your ADU.

**Financing:** You should create a construction budget and consider how you will pay for a new ADU or renovations to an existing ADU. The good news is you don't necessarily need to pay the expenses upfront.

There are loans designed to help you pay for improvements to your home. For example, Freddie Mac CHOICERenovation is a financing solution that can provide you with funding to add an ADU on your property.

Speak with your lender about the financing options available to you and which may best suit your needs.

To learn more about home equity and renovating your home, visit My Home by Freddie Mac.

(SIDEBAR)



# martens

## PLUMBING & HEATING INC

65+ years in your neighborhood!

PLUMBING • HEATING • AIR CONDITIONING  
WATER SYSTEMS • WATER HEATERS  
WATER SOFTENERS  
• COMPLETE BATHROOM REMODELING •

Visit Our Newly Remodeled Showroom

117 MacArthur Drive, Mukwonago, WI

262-363-7146

www.martensplumbing.com

MP # 134384

434734

Professional Remodelers since 1972



# STEBNITZ BUILDERS INC.



## WE'RE HERE, READY TO LISTEN

Want to add a screen room? Need more space to fit your lifestyle? Or just updating the look of your home? It's your home and your dreams.

StebnitzBuilders.com • 262.723.7232

425173



ALSIDE PHOTO Homes and Design

# Survey predicts 2025 siding color of the year

Planning to update your home siding next year? If you're like many Americans, you'll likely stick to neutral hues.

In the third annual national survey recently conducted by The Harris Poll on behalf of Alside, a leader in exterior building products, American homeowners reaffirmed off-white/cream as the most popular siding color (18%) if they were going to update the color of their home exterior in 2025 – extending its reign for three consecutive years. Understated elegance continues to dominate the market, with 42% of American homeowners saying they would go for a timeless neutral look if choosing an exterior home color in 2025.

“The persistent preference for neutral and classic aesthetics like off-white and cream speaks to the palette’s versatility and its ability to enhance curb appeal without overpowering the overall design of a home,” said Ryan Gibson, business director, Vinyl & Composite Cladding.

“These hues are less likely to become outdated or decrease your home’s resale value, making them a smart choice no

matter which part of the United States you live in. They also provide a solid foundation for designing a home that allows for a more personal touch, giving accent colors and features space to make a statement,” Gibson added.

Conversely, bold colors are the least likely to be chosen by homeowners. In fact, 33% of American homeowners say one of the colors they would most likely avoid if updating their home exterior in 2025 is red.

“There is certainly a place for bolder colors. They are often used more prominently in certain architectural styles and can add a vibrant, eye-catching element when used thoughtfully. The key is to balance it with neutral tones and consider the overall style of the home and neighborhood,” added Gibson.

## Breakdown of exterior color preference

After off-white/cream, white (16%), light brown (13%), light gray (11%), and medium blue (8%) rounded out the top five

color choices among American homeowners, if they were going to update the color of their home exterior in 2025.

Color choice doesn't stop at siding though. When adding complementary colors to accent home exteriors, about 62% of American homeowners typically match the trim with their siding color. Other answers include:

- Shutters (43%)
- Porches and decks (38%)
- Roofing (32%)

When asked how they would choose the exterior color, homeowners cite several key factors. In addition to going for a timeless, neutral look (42%), top answers include:

- Cost (36%)
- Availability (25%)
- Their spouse or significant other will

• CONTINUED ON PAGE 10

**top:** A recent survey revealed the majority of people would choose a timeless neutral color if they were or are considering replacement of the siding on their home within the next year. **inset:** If your 2025 plans include home exterior updates, consider how color choices will impact your home’s long-term curb appeal and value. Shown are some of the selections available through Alside, the company behind a recent poll of the most popular siding color.

STOCK PHOTO Homes and Design



# JOIN US FOR OUR CHRISTMAS OPEN HOUSE

Friday,  
November 15  
to Saturday,  
November 30

STORE HOURS:  
Mon.-Sat. 9:00 a.m. - 4:00 p.m.

Paper Dolls Home furnishings  
& Interior Designs

(262) 248-6268  
138 E. Geneva Square,  
Lake Geneva, WI 53147  
www.paperdollinteriors.com

463074

**Residential**

**Commercial**

Shingle Roofs

Metal Roofing

Flat Roofs

Gutters

Metal Siding

Repairs



*Building Relationships One Roof At A Time*



**FREE ESTIMATES**  
**(815) 385-2621**



*We Recycle  
Roofing  
Material &  
You Save*

Visit us at [www.ambroofing.com](http://www.ambroofing.com)

420189



# Solar Power buying tips for homeowners

Solar photovoltaic system installations are increasing in residential areas. Solar energy is an environmentally friendly way to possibly save money on your home's electric bills.

While there are many reputable solar power installation firms and contractors, as solar power use increases, so do scams.

Review the following tips and information from the Wisconsin Department of Agriculture, Trade and Consumer Protection to learn more about solar power and how to avoid solar power scams.

## Solar power options

If you install a solar PV system, you will buy less electricity from your electric utility company. How much of your home's power needs are met by solar power depends on how much the PV system produces and how much electricity you use.

If you buy a solar PV system, you may be eligible for tax credits or other financial incentives that offset the initial cost.

## Is solar power right for you?

If you're thinking about using solar power in your home, start by reviewing your utility bill to see how much electricity you used in the last year and what it cost. Even if you reduce the number of kilowatt-hours you buy from the utility, you'll still need to pay the utility's fixed charges.

Evaluate how you use energy and look for ways to reduce your home's electricity use. Visit [energy.gov](http://energy.gov) for a tool to calculate the usage and cost savings.

What is the age and condition of your roof? Consider whether your roof will need repairs or replacement in a few years, as there is a cost to take down and reinstall the solar PV system.

Figure out what size system you need to meet your average energy usage. The customizable calculator from the Department of Energy uses your address and details you provide about a system to help you estimate how much energy it will produce.

Know that the amount of power and value you get from a solar PV system depends on:

- The average number of hours of direct, unshaded sunlight your roof gets annually
- The pitch (angle) and the compass direction it faces
- The size and efficiency of your system
- Environmental factors such as snow, dust or shade that may cover the system

Understand your electric utility provider's rules and policies in place for homeowners who produce solar power. Most Wisconsin electric utilities offer "net metering," which pays you or gives you credit for excess power your system produces during the day and returns to the



If thinking about using solar power in your home, start by reviewing your utility bill to see how much electricity you used in the last year and what it cost. Even if you reduce the number of kilowatt-hours you buy from the utility, you'll still need to pay the utility's fixed charges.

METRO CREATIVE Homes and Design

grid.

If you have a homeowner's association, find out what steps you need to follow to install a system. Your contractor may be able to assist you on the approval process.

## Interacting with solar providers, contractors

Most solar PV installation companies are honest, reliable, and skilled, but some are not. Research the company and all contractors.

Ask for the names of recent customers and call to see if they are satisfied. Did the contractor show up on time, clean up afterward, and follow through with their warranties? Would they hire the business again?

Review resources from groups such as:

- Renew Wisconsin, online at [renewwisconsin.org](http://renewwisconsin.org)
- Midwest Renewable Energy Association website: [midwestrenew.org](http://midwestrenew.org)
- North American Board of Certified Energy Practitioners at [nabcep.org](http://nabcep.org).

Contact the Bureau of Consumer Protection by calling 800-422-7128 and the Better Business Bureau ([bbb.org](http://bbb.org)) to find out if complaints have been filed against the business or contractor.

Get more than one estimate. Make sure all businesses are bidding on exactly the same work, that they come to the job site rather than giving a telephone estimate, and be cautious of any extremely low estimate.

Understand that electricity savings are based in part on variable factors such as weather, electrical usage, and future

electricity prices. If a salesperson provides an estimate, realize that they are only estimates.

Get everything in writing. Make sure you understand the terms of the contract before you sign. If you do not understand something in the contract, ask questions.

Avoid salespeople that use high-pressure tactics. Do not feel pressured to sign a contract on the spot or sign on an electronic device.

Request documentation if a solar company tells you that you'll receive a tax credit or other form of payment from the government or utility companies, and independently verify it by getting in touch with one of Wisconsin's solar energy home consumer resources.

Note that the federal Investment Tax Credit for homeowners is a tax credit, not a payment. If you will not owe federal taxes or your annual tax payment is less than the tax credit than your ability to use the tax credit is affected.

## Questions to ask

If you are considering a solar loan, lease, or power purchase agreement, also ask the following questions:

- What is the total cost of the PV system to be installed? Is there a down payment?
- How much will I pay per month? Will these payments increase and if so, by how much?
- If there are any incentives from programs like Focus on Energy, who will receive the incentive?

• CONTINUED ON PAGE 11

# September was a turning point for demand

By Dana Anderson  
CONTRIBUTOR

Pending home sales are flat from a year ago, marking the first time since January they haven't declined; on a local level, sales are increasing in most major metros.

Other demand indicators, like home tours and mortgage-rate locks, are also improving as mortgage rates drop to their lowest level in two years.

Pending U.S. home sales were flat from a year earlier during the month ending Sept. 29.

It's worth noting that we're comparing to a period last year when sales slumped as mortgage rates surged into the mid-7% range.

Pending sales increased year over year in 27 of the 50 most populous U.S. metros, the most since January. Homebuying demand is starting to improve in those places after dropping to a low point last year, but pending sales are still below pre-pandemic levels.

Homebuying demand at earlier parts of the buying process is improving, too.

Redfin's Homebuyer Demand Index – a measure of tours and other buying services from Redfin agents – is up 9% month over month to its highest level since April.

Homebuyers locked in more than twice as many mortgages as they did a month earlier, and mortgage-purchase applications are up 10% month over month.

Homebuyers are starting to return because housing costs are coming down. The average 30-year mortgage rate dropped to 6.08% last week, its lowest level in two years, pushing the typical homebuyer's mortgage payment down to \$2,529, near its lowest level since January. That's a 5.9% decline, the biggest year-over-year drop since May 2020.

Additionally, the Fed's mid-September interest-rate cut caused many Americans to realize that mortgage rates have already declined about as much as they're going to for the foreseeable future.

Declining rates are also encouraging some homeowners to sell, though that's not a new trend. Listings have been on the rise for nearly a year, and this week's 4.3% increase is on par

with those over the last few months.

"There's no doubt demand has picked up since the Fed's interest-rate cut; I'm seeing much more traffic at my listings. But even though homes are selling, they're still not typically getting multiple offers," said Max Shadle, a Redfin Premier agent.

"Falling rates are an incentive for homeowners to sell, too, because they know demand is coming back and they feel less locked in by their relatively low rate. But many people still have an ultra-low mortgage rate from a few years ago, and they're not quite ready to let go," Shadle added.

*Dana Anderson is a journalist with Redfin who writes about the numbers behind real estate trends.*

## SIDING COLOR • CONTINUED FROM PAGE 7

pick (22%)

- Based on something they saw in a magazine/home improvement show (20%)
- Meets HOA/local guidelines (20%)

### Siding material breakdown

American homeowners are likely incorporating the trend of embracing warm neutrals into their specific siding material choices. Stone (25%) was the leading material preference they would choose

when planning to purchase new siding.

Mixed materials were a close second, with 22% of homeowners saying they would choose to mix stone, stucco or siding, perhaps for a balanced home exterior aesthetic. Vinyl (14%), vertical board and batten composite cladding (12%), and engineered wood (12%) rounded out the rest of the top five material choices.

For more information, visit [alside.com](https://alside.com).  
(STATEPOINT)

## FIRST CITIZENS STATE BANK



SINCE 1863



Specializing in Home Mortgages and helping you through every step of the process.

- ONLINE APPLICATION
- PRE-QUALIFICATION
- ON-SITE CLOSING
- IN-HOUSE SERVICING

Local people, Local decisions

The products & services you need



[firstcitizensww.com](https://firstcitizensww.com)

Whether its upsizing, downsizing, or stepping into your first home, we are here to help you with the next step!



Main Office  
207 West Main Street  
Whitewater  
(262) 473-2112

West Side Office  
1058 West Main Street  
Whitewater  
(262) 473-3666

Palmyra Office  
111 East Main Street  
Palmyra  
(262) 495-2101

East Troy Office  
2546 East Main Street  
East Troy  
(262) 642-2530

451265

## On the garden path

# Use fresh herbs to flavor holiday meals

Grow, harvest, and season your holiday meals with fresh herbs grown indoors in a windowsill garden. Add to the experience by using potted herbs and a few holiday adornments to dress up the table. You and your family will enjoy snipping a few fresh herbal sprigs to season your meal to your own taste.



By **MELINDA MYERS**  
Contributor

Include herbs your family likes and those that complement your menu and are easy to grow indoors like basil, oregano, parsley, chives, thyme, and sage. Purchase plants so they will be ready to harvest for the holidays. Many garden centers now carry herb plants year-round; some grocery stores sell them in their produce department.

Grow plants in individual containers or plant several in one larger decorative pot. Select a container with drainage holes and one that complements your table setting. Use a quality, well-draining potting mix when transplanting herbs into another container.

Place a saucer or tray under pots with drainage holes to protect your furniture or double pot plants when using a decorative container that lacks drainage holes.

Plant herbs in a smaller pot with drainage holes or set several pots in a larger container. Place pebbles in the bottom of the decorative pot. This elevates the inner pots above any excess water that collects in the bottom of the decorative pot, helping avoid root rot and the need to empty the water in the saucer.

Dress up any meal by creating an edible centerpiece with your herb plants. Set them on a decorative placemat to protect the tabletop and add a few seasonal items to complete your display.



Grow herbs that compliment your family's favorite recipes and are easy to grow indoors, such as basil, oregano, parsley, and chives. This will allow you to grow them throughout the colder months of the year and use them for holiday recipes.

MELINDA MYERS PHOTO *Homes and Design*

Grow herbs in a sunny window such as an unobstructed south-, east-, or west-facing window when they are not considering the table.

Consider adding artificial lights if sunlight is limited and the plants have leggy stems and pale leaves. Keep the lights about 6 to 12" above the tops of the plants and leave them on for six to eight hours if supplementing the natural light. Leave them on for 14 hours a day, if this is the only

light source. Set the plants on a reflective surface to help shine light back up into the bottom of the plants.

Avoid drafts of hot and cold air and water thoroughly as needed. Some herbs like basil, oregano, parsley, and marjoram like soil to be slightly moist but not soggy, while chives, thyme, and sage like it a bit drier.

Grow basil to dress up a pizza, salad, or soup with a few leaves. Add some oregano to season any tomato-based dishes such as pizza and pasta. Use fresh thyme to flavor cheese, eggs, tomatoes, and lentils.

Chives' mild onion flavor is great on potatoes, but consider adding it to soups, dips, seafood dishes, and omelets. Just snip a few leaves and cut them into smaller pieces before adding them to your dish.

Parsley is high in vitamin C and is often added to soups, pasta, salads, and dressings. Harvest a sprig at the end of the meal to freshen your breath.

Add several pairs of snips and let everyone add their favorite herbal seasonings to their meal. You may need to show your guests how to harvest and use the herbs to get them started. Let them know that harvesting the herbs encourages new growth for future use.

Make this year's holiday meals memorable. Invite your guest to enjoy the fresh flavor and fun of seasoning their meals right at the table.

*Melinda Myers has written more than 20 gardening books, including the *Midwest Gardener's Handbook, 2nd Edition* and *Small Space Gardening*.*

*She hosts *The Great Courses* "How to Grow Anything" instant video and DVD series and the nationally syndicated *Melinda's Garden Moment* TV and radio program.*

*Myers is a columnist and contributing editor for *Birds & Blooms* magazine. For more information, visit [www.MelindaMyers.com](http://www.MelindaMyers.com).*

## SOLAR POWER • CONTINUED FROM PAGE 9

• Does my city or local municipality require permits? If so, who will be responsible for obtaining the permits?

### Right to cancel

If you signed a contract at your home, Wisconsin law allows you three business days to cancel.

The contractor is required to provide you with two copies of the notice of your right to cancel at the time the contract is signed.

You may cancel the contract by emailing,

mailing, faxing, or delivering a notice to your solar provider by midnight of the third business day after you received a signed, dated copy of the contract.

### Licensing and permit requirements

There are times the proposed solar system project may require the work of a licensed contractor such as a licensed electrician.

The requirements for such licenses are

overseen by the Wisconsin Department of Safety and Professional Services (877) 617-1565.

In addition, local municipalities may have requirements that are more restrictive than the State of Wisconsin, contacting your specific municipality to determine if additional permits or requirements exist is encouraged.

For more information, visit the Wisconsin Department of Agriculture, Trade and Consumer Protection at [datcp.wi.gov](http://datcp.wi.gov).

# Service Corner



www.arborimages.com  
 W573 COUNTY TRUNK  
 JS(State Road 11)  
 Burlington, Wis.

Complete Tree & Shrub Care

262-763-4645

- Tree & Shrub Trimming & Removal
- Custom Lumber Sales
- Deep Root Fertilization
- Insect & Disease Control

Winter Showroom Hours:

MONDAY - FRIDAY  
 7:30 A.M. - 4:00 P.M.

SATURDAY  
 7:30 A.M. - 12:30 P.M.

- Colorized Mulches & Wood Chips
- Development/Lot Clearing
- Tracked Aerial Lift

453113

## COMPLETE TREE SERVICE LLC

(262) 767-8733

- Tree Trimming & Removal
- Stump Removal • Lot Clearing
- Fertilizing/Deep-Root Feeding
- Cabling & Bracing • Aerial Truck
- Seasoned Firewood • Chips for Mulch

**RESIDENTIAL & COMMERCIAL**

The Weis Family  
 50+ Years Combined Experience

Fully Insured • Free Estimates



371891

Southeast Wisconsin's Premier Roofing Company

Over 100 New Roofs in 2023!

Celebrating 16 Years  
 in Business!



Free Estimates  
 Fully Insured  
 Licensed

Serving  
 Racine,  
 Kenosha and  
 Walworth  
 Counties

Tearoffs, Re-Roofs, New Construction • Soffit & Fascia  
 Seamless Gutters • Downspouts • Gutter Protection  
 EPDM Rubber • Flat Roofs • Blown-In Insulation

Angie's list



Visit our website to view our amazing  
 time lapse video "These Guys are Fast"

The Roofing Experts (262) 515-4385

Visit us online at: www.accentroofingonline.com

451166



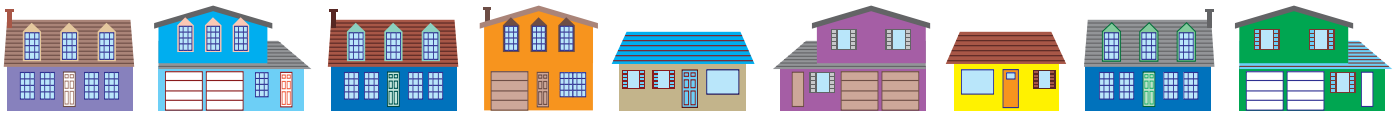
WAYNE DuPONT  
 P.O. Box 406  
 Elkhorn, WI 53121

ELKHORN: (262) 742-3159  
 WHITEWATER: (262) 473-3400  
 FAX: (866) 804-1463  
 lakesareagaragedoorllc@charter.net

311264

To place your ad, call  
**(262) 763-2575**





# home and property sales

Here is a listing of recent single-family home, condominium and vacant land sales in Kenosha, Racine and Walworth counties. The information is provided through the Multiple Listing Service.

## WALWORTH COUNTY

### SINGLE-FAMILY HOMES

#### Elkhorn

- 402 W Centralia St ..... \$342,000
- W6703 N Lakeshore Dr ..... \$345,000
- 709 Hannah St ..... \$430,000
- N6140 Fir Ct ..... \$510,000
- W3206 Hunt Ridge Dr ..... \$800,000
- W5141 Plantation Rd ..... \$840,000
- W5454 West Shore Dr ..... \$1,205,000

#### Burlington

- 1422 Liberty Ln ..... \$135,000
- W764 Washington Ave ..... \$244,500
- 6256 Sheridan Springs Rd. \$300,000
- 1678 Wood Ridge Ln ..... \$444,000
- W641 Douglas Ave ..... \$528,000
- 5092 Ruedebusch Rd ..... \$599,900
- W1060 Valley View Rd ..... \$875,000

#### Genoa City

- W1351 Eastwood Rd ..... \$336,701
- N1266 Maple Rd ..... \$354,900
- W1328 Eastwood Rd ..... \$355,000
- W928 Myrtle Rd ..... \$365,000
- N1275 Cherry Dr ..... \$378,000

#### Lake Geneva

- 224 Summerhaven Ln ..... \$520,000
- 721 Clover St ..... \$550,000
- W4082 Whittier Dr ..... \$555,000
- N2935 Marshall Ln ..... \$572,000
- N2418 Main Rd ..... \$615,000
- 1795 LaSalle St ..... \$636,654
- 1024 S Lake Shore Dr ..... \$657,000
- W2641 Springfield Rd ..... \$715,000
- N2253 Bonnie Brae Ln ... \$1,300,000
- N2373 Sylvan Ln ..... \$1,590,000
- N1615 Wooddale Dr ..... \$1,700,000
- 1550 Evergreen Ln ..... \$3,330,000
- N1588 Lakeside Ln ..... \$4,550,000

#### Whitewater

- 371 S Janesville St ..... \$230,000
- 1222 W Salisbury Ln ..... \$275,000
- 240 S Woodland Dr ..... \$310,000
- 335 S Woodland Dr ..... \$345,000
- W8114 Nature Dr ..... \$349,900
- 271 Amber Dr ..... \$390,000

#### East Troy

- N8632 Stone School Rd ..... \$475,000
- 2710 Red Oak Ln ..... \$491,900
- W2215 Country Club Lane ..... \$1,160,000

#### Fontana

- W4731 Viewcrest Dr ..... \$280,000
- N1330 Summit Dr ..... \$390,000
- 288 Pottawatomie Dr ..... \$445,000
- 678 Lakeshore Dr ..... \$615,000
- 670 Upper Brookwood Dr \$1,125,000
- W5150 County Road B... \$1,175,000
- N2005 N Lake Shore Dr.. \$2,980,000

#### Williams Bay

- 383 Lakewood Ct ..... \$725,000
- 46 Menominee Rd ..... \$749,000
- 552 Highland Rd ..... \$822,700
- 241 Circle Pkwy ..... \$965,000
- 530 Park Ridge Rd ..... \$1,900,000

### CONDOS

#### Fontana

- 269 Fontana Blvd 1240 ..... \$112,500
- 270 Fontana Blvd Slip 935 . \$390,000
- 270 Fontana Blvd 708 ..... \$385,000

#### Lake Geneva

- 300 Wrigley Dr 509 ..... \$95,000
- 300 Wrigley Dr 224 ..... \$95,000
- 300 Wrigley Dr 221 ..... \$95,000
- 111 Center St 333 ..... \$170,000
- 784 Geneva National Ave N 6-07 ..... \$211,000
- 1666 Cottage Dr ..... \$270,000
- 21 Matterhorn Cir 21-15 ..... \$265,000
- 1731 Cottage Dr 7-323 ..... \$365,000
- 500 S Edwards Blvd 24 ..... \$375,000
- \* 1636 Woodland Dr 12-64 ... \$433,500
- 1035 Lakeland Dr 9-38 ..... \$449,900
- 1528 Highland Dr 8-44 ..... \$455,000
- 1424 Grand Geneva Ave N 15-06 ..... \$930,000

#### Delavan

- 642 Westbury Ln 18 ..... \$265,000
- 2237 Landings Ln 2237 ..... \$274,000
- 121B Eagle Pointew Dr ..... \$362,500
- 2123 Landings Ln ..... \$425,000

### VACANT LAND

#### Elkhorn

- Lt41 Preserve Dr - ..... \$110,000
- Lt0 County Road ES - ..... \$215,000
- Lt1 Getzen Pl ..... \$210,000

#### Delavan

- 4227 Chestnut Ave ..... \$70,000

#### Genoa City

- Lt0 County Highway H - .. \$1,200,000

#### Whitewater

- W8191 Clover Valley Road... \$61,500

#### East Troy

- Lt48 Troy Hill Ln ..... \$73,000

#### Sharon

- Lt29 Eastview Dr ..... \$28,000
- Lt2-28 Eastview Dr ..... \$69,000

#### Walworth

- Lt0 State Road 14 ..... \$220,000

## RACINE COUNTY

### SINGLE-FAMILY HOMES

#### Burlington

- 29924 Meadow Dr ..... \$135,600
- 30114 Arrow Dr ..... \$185,000
- 400 S Perkins Blvd ..... \$200,000
- 108 Larkspur Ln ..... \$355,000
- 165 Reynolds Ave ..... \$261,000
- 32922 Center St ..... \$287,000
- 356 Edward St ..... \$300,000
- 530 Broidy St ..... \$315,000
- 32755 Clarence St ..... \$314,900

#### Waterford

- 30807 Grand Dr ..... \$330,000
- 407 Racine St ..... \$339,900
- 29503 Evergreen Dr ..... \$360,000
- 2420 Beck Dr ..... \$375,000
- 5638 E Peninsula Dr ..... \$390,900
- 2319 Knoll Terrace Dr ..... \$440,000
- 26008 W Loomis Rd ..... \$400,000
- 28700 Golden Cir ..... \$410,000
- 5714 E Peninsula Dr ..... \$410,000
- 26429 Hummingbird Dr ..... \$415,000
- 600 Heron Dr ..... \$449,900

#### Mount Pleasant

- 2710 Eaton Ln ..... \$190,000
- 1207 N. Ohio St ..... \$200,000
- 6836 Griffin Ct ..... \$217,000
- 1620 Warwick Way ..... \$242,500
- 1532 Weise Ct ..... \$245,000
- 4541 Ridgecrest Dr ..... \$338,000
- 3422 Chippecotten St ..... \$345,000
- 8747 Cloverleaf Dr ..... \$363,000
- 445 S Emmertson Rd ..... \$330,000
- 4321 Garden Dr ..... \$390,000
- 9333 Conifer Ct ..... \$400,000
- 3617 Burr Oak Dr ..... \$400,000
- 2101 N Emmertson Rd ..... \$410,000
- 502 S Green Bay Rd ..... \$425,000
- 138 Greshell Ln ..... \$450,000

# home and property sales

Here is a listing of recent single-family home, condominium and vacant land sales in Kenosha, Racine and Walworth counties. The information is provided through the Multiple Listing Service.

- 3410 Wood Rd..... \$427,000
- 5900 Greenway Ln..... \$429,000
- 9334 Millstone Dr..... \$435,000
- 2322 Kae Ct..... \$645,900

## Union Grove

- 1708 N. Colony Ave..... \$499,900
- 45 York St..... \$492,500
- 1924 Cheshire Dr..... \$510,000
- 4904 Schoen Rd..... \$550,000
- 350 Queen Anne Cir..... \$590,000
- 17935 Old Yorkville Rd..... \$850,000
- 3420 Britton Rdg..... \$1,000,000

## CONDOS

### Waterford

- 240 Marina Ct 18..... \$389,000
- 482 Woodfield Cir..... \$390,000

### Burlington

- 300 Monica Ave 22..... \$282,000
- 3405 S Browns Lake Dr 34 \$285,000
- 7328 Woodland Ct..... \$350,000

### Mount Pleasant

- 1021 Prairie Dr 101..... \$175,000
- 5734 Cambridge Ln 7..... \$174,500
- 5624 Cambridge Ln 6..... \$190,000
- 6641 Mariner Dr 5..... \$180,000
- 6611 Mariner Dr 1..... \$202,294
- 5616 Cambridge Ln 5..... \$193,800
- 6631 Mariner Dr 6..... \$191,000
- 1452 Pheasant Run Dr 202 \$190,000
- 1140 N Sunnyslope Dr 102 \$195,000
- 3057 Meyer Ct 7..... \$196,000
- 855 Lannon Ter 1502..... \$205,000
- 7225 Mariner Dr 5..... \$226,200
- 858 Boulder Trl 303..... \$215,000
- 5803 Cambridge Cir 6..... \$240,000
- 1459 Sunnyslope Dr 24..... \$277,500
- 925 Hunter Dr 46..... \$285,000

### Racine

- 4845 Scotts Way 201..... \$119,900
- 35 Harborview Dr 107..... \$210,000
- 5014 Charles St..... \$275,000
- 333 Lake Ave 307..... \$390,000
- 333 Lake Ave 105..... \$463,000

## VACANT LAND

### Burlington

- Lt2 S Pine St..... \$272,850
- 235 S Maple Ln..... \$285,000

### Racine

- 7615 Northwestern Ave..... \$25,000

### Union Grove

- 221 Kiddle Ln Lt18..... \$95,900

## KENOSHA COUNTY

### SINGLE-FAMILY HOMES

#### Twin Lakes

- 1348 Lucille Ave..... \$227,000
- 2802 Shady Ln..... \$290,000
- 170 Hillside Dr..... \$310,000
- 1181 Winged Foot Dr..... \$349,900
- 707 Estate Dr..... \$390,000
- 12301 344th Ave..... \$625,000
- 2066 E Lake Shore Dr..... \$665,000
- 200 West Park Dr..... \$1,875,000

#### Salem

- 31323 71st St..... \$128,000
- 24413 63rd St..... \$160,000
- 25117 83rd St..... \$325,000
- 25811 91st St..... \$655,000

#### Pleasant Prairie

- 8542 103rd Ave..... \$237,221
- 903 111th St..... \$237,000
- 11515 28th Ave..... \$283,000
- 8528 Cooper Rd..... \$375,000
- 7768 105th Ave..... \$425,000
- 3205 121st Pl..... \$435,000
- 4340 110th St..... \$405,000
- 7737 105th Ave..... \$445,200
- 4417 116th St..... \$440,000
- 9727 84th Pl..... \$505,000
- 11368 14th Ave..... \$524,900
- 11111 84th St..... \$598,000

## CONDOS

### Kenosha

- 4124 80th Pl 21C..... \$145,000
- 8012 41st St 20C..... \$210,000
- 1875 27th Ave 5..... \$225,000
- 8125 40th Ave C..... \$236,900
- 3107 13th Ln 10C..... \$236,000
- 318 57th St 107..... \$264,000
- 3105 55th Ct 32..... \$280,000
- 3307 55th Ct 75..... \$300,000
- 2803 21st St 134..... \$295,000

### Pleasant Prairie

- 8581 Lexington Pl 3..... \$200,000
- 10414 66th Ct..... \$417,900
- 4715 98th St..... \$544,900

## VACANT LAND

### Silver Lake

- 325 W Park St..... \$52,000

### Trevor

- 11745 231st Ct..... \$150,000



# CLASSIFIEDS

CALL 262.728.3411  
TO PLACE YOUR AD

## FOR RENT

### Burlington Apartments

654 FOX TREE CIRCLE Beautiful remodeled 2 bedroom lower, appl & A/C incl. \$900 Call 262-498-1755.

## FOR SALE

### Burial Needs

7 CEMETERY PLOTS Willing to sell as a group or individually. Located at Roselawn Memory Gardens 3045 WI-67, Lake Geneva, WI 53147. This is a private sale. Contact Randy, the seller at randy@spublishers.com.

## REAL ESTATE

### Other Real Estate

**PUBLISHER'S NOTICE** All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, disability, familiar/ status or national origin, or an intention to make any such preference, limitation or discrimination. Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-900-669-9777. The toll-free tele phone number for the hearing impaired is 1-800-927-9275. EQUAL HOUSING OPPORTUNITY

# James R. Taylor and Sons INC.

*Family Owned & Operated For 3 Generations*

Remodeling, Siding, Windows, Roofing, Kitchens, Baths



Nominate a Veteran/Active Duty Service member for a FREE Roof!



**FREE Estimates  
Fully Insured**

*"The bitterness of poor quality lingers long after the sweetness of a cheap price is gone."*



# 262-642-7970

[www.jrtaylorandsons.com](http://www.jrtaylorandsons.com)

# STOP IN AND SEE OUR *Smart Home* Showroom

Since  
1956



NOW CARRYING  COUNTERTOP APPLIANCES



YOUR FULL SERVICE  
Grilling  
Headquarters

**Lyle's TV**  
& Appliance

ELKHORN, WI

17 S. Washington, Elkhorn

(262) 723-3477

[www.lylestv.com](http://www.lylestv.com) • Online Parts & Service

*The Appliance Store with So Much More*

Stop in &  
Shop Our  
*Fully Stocked*  
**Beautyrest**  
SHOWROOM