

A new neighborhood

Great location should help Nash Estates grow quickly

By Mark Sherry

A new neighborhood is springing up in Kiel and, if the old adage is true about “location” being the key factor in real estate, this neighborhood will be thriving in no time.

That is the belief of local first-time developers Pete Kraus and Brian Meyer—better known as the owners of their businesses, Kraus Construction and Meyer Plumbing, respectively. Their belief is shared by anyone who takes a look at what is happening at Nash Estates—the subdivision being named after Kraus’s grandson.

Nash Estates is located along Rockville Road, east of the north roundabout on STH 67. More specifically, the new neighborhood is between the apartment complex and the Sheboygan River, with some of the lots having river frontage.

The City of Kiel made the parcel available for purchase in the summer of 2019. Kraus Construction has been building top-quality homes and doing remodeling work throughout the area for decades, and Meyer Plumbing has done plumbing work on many of those projects, in addition to their other plumbing and septic services. “For us, it was a great opportunity to collaborate as developers,” Meyer said.

Ground broken in 2019

By the end of 2019, ground was already being broken on Nash Estates and progress has continued—even during the pandemic. The inventory of available new homes is at an extreme minimum everywhere due to current real estate market dynamics, yet another reason Nash Estates is likely to grow quickly.

The developers worked with the engineering firm of Robert E. Lee & Associates, Inc. to develop the layout of Nash Estates. That layout includes seven lots for single-family homes along the river, seven single condominiums, and nine side-by-side “duplex” condominiums.

One of the single-family lots already has an occupied home on it, while finishing touches are being put on the first duplex condominium—one side of which is already sold, with the other side currently available. This spring, two more foundations will be started for sold lots, with those homes expected to be completed by the end of this year. “Hopefully it grows at a steady pace,” Kraus said.

Nash Estates provides a country setting while still being within easy walking distance of places such as Kwik Trip, the local grocery store and the dog park. A short walking path spur will connect Nash Estates to the extensive paved trail system that winds through the Kiel area. “It’s a unique setting within the established community,” Kraus said of Nash Estates. “Brian and I wanted to do something that would enhance the community and fit in with the setting.”

Street name has ties to Germany

Curb and gutter are already installed in Nash Estates along Gaarden East Circle—yes, that is Gaarden with two “a’s” as a tribute to a neighborhood district found within the city of Kiel, Germany and bearing the same name.

Decorative streetlights to match those in other areas of Kiel are installed and there is a very clean retention pond nestled in one corner of the development.

Meyer and Kraus form the architectural committee which will oversee the construction of the seven single-family



A gas fireplace was in the process of being installed in the new condominium at Nash Estates.

homes. More Nash Estates residents could be added to the committee as the development progresses. Nash Estates has a modest requirement of 1,600 square feet for a one-story single-family home; 2,000 total square feet for a 1-1/2 story home, with a first floor minimum of 1,600 square feet; and 1,800 total square feet for a two-story home, with a first floor minimum 1,400 square feet.

“We’re very flexible as to personalization of condo interiors,” Meyer said, and progress on their first condominium shows the list of options is extensive. Including the spacious basements, each condo could have three bedrooms with three full bathrooms. Each condo will have an enclosed screen porch. The two-car garage will be equipped with a water faucet and a floor drain and will be insulated and dry-walled. Central air conditioning and an air exchange system will be standard, along with zero-entry doorways.

Numerous amenities

The first condo nearing completion has luxury vinyl plank (LVP) flooring throughout the upper level, a gas fireplace, a walk-in closet accessed in the master bathroom and a first-floor laundry room. A sliding barn door will cover the entrance to the walk-in pantry near the kitchen.

The lower level can be left unfinished or finished, based on the owner’s preference. Finished lower levels will be carpeted and there are no worries about moisture as Meyer said the entire neighborhood is “high and dry.”

The condominiums (but not the single-family homes) will be part of an association. In exchange for a modest monthly fee, all insurance, snow removal and lawn maintenance will be handled by the association.

“We always want to have one unit close to being ready,” Meyer said of the condominiums, in anticipation of strong customer demand. Anyone interested in learning more about Nash Estates or getting a tour of a unit in progress (if available) can call Kraus at 920-374-1444 or Meyer at 920-377-1433, both of whom said their attention to their existing businesses is not being affected by Nash Estates. Also check out the website at nashstateskiel.com.

“We’re really excited about adding to the residential footprint in the city of Kiel,” Kraus said—and so are the growing number of new neighbors within Nash Estates.



Brian Meyer (left) and Pete Kraus are developing Nash Estates in Kiel.

Mark Sherry photos



The first of the side-by-side condominiums is nearing completion.



A screened-in porch soon will be out these sliding doors in the condominium.