

TOUR GUIDE

• WISCONSIN'S PREMIER BARN WEDDING VENUE •



ABOUT US - The love story that built the barn from the ground up **PG. 2**

VENUE PRICING - Full pricing and inclusions for your dream day here at Rustic Manor 1848 **PG. 3**

BAR & BEVERAGE - Customized options based on your budget and preferences **PG. 4-5**

ADD ON SERVICES - Incredible options to enhance your wedding day **PG. 6-13**

CATERERS & FAQ - Get your questions answered **PG. 15-19**





MEET THE OWNERS

Eric and Whitney Shneyder had always dreamed of living in the country and running a business of their own and it all started with a unique story of two strangers falling in love...

Eric met Whitney in Milwaukee Culinary School in the spring of 2012 where they developed an instant connection with one another. Eric grew up in Pewaukee and Whitney is a Hartford native.

Whitney holds degrees in Dietetics & Culinary Arts where she was able to cultivate her deep passion for the hospitality industry. Growing up she would meticulously plan tea parties and play dates with friends, not knowing her love for subtle event details would someday lead to wedding planning.

Eric earned his degree in Culinary Arts where his passion for food flourished into a creative outlet. Combining his culinary skills with his love for the outdoors, a 12 acre property with an endless outdoor honey-to-do list fell perfectly into place.

After only two months of dating they packed their bags and took a road trip to South Carolina together; attempting to check as many vacation boxes off their travel bucket list as possible. Six months later Eric, on one bent knee, proposed to Whitney making it an extra special Christmas that year.

.....

"WE LIVE IN A FANTASTIC COMMUNITY WITH AMAZING PEOPLE WHO MAKE RUSTIC MANOR 1848 THE UNIQUE VENUE IT IS."

.....

This dynamic duo brings a special heartbeat to your experience at Rustic Manor 1848. The couple was the first married on the property in June 2014. Only two weeks later they broke ground to renovate the existing barn into what it is today. They've expanded on the barn twice since opening, as they are always looking for ways to keep the grounds new and exciting.

"It's what makes what we do so special because not only do we get to share our home with guests from all over the country, but we get to share the place where we ourselves said 'I do.'"



Meet George and Lucy, proud barn dogs who love to hang out on office days and say "Good Morning" as you check out of the B&B! These two goofs bring a lot of joy to our lives.

WEDDING PRICING GUIDE

Peak Season Rental Fees (May-October)

2023 Pricing

Friday \$5,700.00
Saturday \$6,000.00
Sunday \$3,200.00

2024 Pricing

Friday \$6,000.00
Saturday \$6,300.00
Sunday \$3,400.00

2025 Pricing

Friday \$6,400.00
Saturday \$6,700.00
Sunday \$3,500.00

Off Season Rental Fees (November-April)

Friday \$5,000.00
Saturday \$5,300.00
Sunday \$3,200.00

Friday \$5,200.00
Saturday \$5,500.00
Sunday \$3,300.00

Friday \$5,600.00
Saturday \$5,900.00
Sunday \$3,500.00

5% sales tax added to rental cost

Property Access Times

Friday/Saturday - 10am Doors Open, 11:30pm Last Call, 11:45pm Lights Up & Music Done, 12:00am Vacate
Weekday/Sunday - 10am Doors Open, 10:30pm Last Call, 10:45pm Lights Up & Music Done, 11pm Vacate

Inclusions:

Single Night Stay for Couple In On-Site B&B
Access to the Barn & Surrounding Grounds
2 Private Bridal Quarters for On-Site Preparations
Fully Heated & Cooled Building
Indoor & Outdoor Ceremony Site Options
Indoor Hayloft Overlooking the Main Hall
Second Story Deck with Stunning Countryside Views
Flip Out Bar Window for Beverage Service on Patio
Round Guest Tables & Assorted Banquet Tables
White Padded Folding Chairs
One Final Meeting to Discuss Layout & Beverage
Digital Copies of Custom Table Layout
Room Set with Tables & Chairs Upon Arrival
Outdoor Cocktail Tables
Coat Room
Assorted Outdoor Yard Games
Well Lit Paved Parking Lot
Fully Handicap Accessible Main Hall & Restrooms

Additional \$300.00 for Holiday Weekend Dates

Holiday Pricing Includes : Valentine's Day, Easter Weekend, Mother's/Father's Day Weekends, Memorial Weekend, Independence Weekend, Labor Day Weekend, Thanksgiving Weekend, Christmas

New Years Eve Pricing: \$6,800.00 / \$3,000.00 Bar Minimum

BAR ARRANGEMENTS

A LA CARTE OPTIONS

Beer

Domestic Choices:

Miller Lite, Miller GD, High Life,
Budweiser, Bud Light, Coors Light,
Pabst Blue Ribbon, Point Root Beer

Premium Choices:

New Glarus, Lakefront, New Belgium, Three
Floyds, Leinenkugel's, Blue Moon, Sam Adams,
Capitol Brewery, Stella, Angry Orchard

Per 1/4 Barrel
(82 12oz servings)

\$190.00 - Domestic
Prices Varies - Premium

Per 1/2 Barrel
(165 12oz servings)

\$290.00 - Domestic
\$330.00 - Premium

Wine & Champagne

House Whites

Moscato, Rose, Chardonnay,
Pinot Grigio, Sauvignon Blanc
\$22 - Bottle
\$240 - Case of 12 btls

House Reds

Cabernet, Merlot,
Pinot Noir, Red Blend
\$24 - Bottle
\$264 - Case of 12 btls

Premium Wines

Reisling, Chardonnay, Pinot Grigio,
Sauvignon Blanc, Cabernet, Merlot,
Red Blend, Pinot Noir
\$26 - Bottle
\$300 - Case of 12 btls

Champagne

Cuvee Brut
\$23 - Bottle
\$260 - Case of 12 btls

Non Alcoholic

Sparkling Cider
\$8 - Bottle
\$60 - Case of 12 btls

Pour Service

\$60
Pour service fees waived with the purchase
of 4 or more cases of wine and/or
champagne for dinner service.
Staffing & disposable service ware included.

Beverage Add-Ons

A two gallon minimum is required. 21 - 6oz servings per gallon.

Sangria

House Red/White + Rail Liquors : **\$55**
Premium Red/White + Rail Liquors : **\$60**

Iced Tea

Sweetened
or unsweetened
\$15

Coffee

Regular or Decaf
Includes disposable mugs, straws,
creamers & sugars in a self-serve setting.
\$15

Specialty Cocktails

Pricing varies based on recipe. See our
Specialty Cocktail Options.

Lemonade

Regular or Pink available
\$15

White Claw

Assorted flavors in 24 case
\$60

\$75.00 fee for each bartender needed. One bartender required per 75 guests.
20% gratuity will be added to the final beverage invoice & all open host tabs at the conclusion of the night.
5% Sales Tax NOT included in above pricing.

\$1,000.00 Minimum total for night or host will be billed the difference (Friday/Saturday Events)
\$500.00 Minimum total for night or host will be billed the difference (Sunday/Weekend Events)

BAR ARRANGEMENTS

OPEN BAR PRICING

Standard Open Bar Package

Includes:

2 Domestic Taps, 1 Premium Tap,
9 House Wines, Soda, Juice & Milk Boxes,
Disposable Serviceware

	NON- ALCOHOLIC	NO COCKTAIL (Beer & Wine)	RAIL LIQUORS	CALL LIQUORS (White Claw Included)	PREMIUM LIQUORS
2 Hours	\$3.75	\$13.75	\$16.75	\$19.75	\$22.25
4 Hours	\$4.50	\$18.75	\$22.25	\$25.75	\$28.25
6+ Hours	\$5.25	\$24.25	\$26.75	\$28.25	\$35.25

UPGRADE 1 DOMESTIC TAP OPTION TO PREMIUM TAP OPTION PLEASE ADD \$1 PER PERSON.

Upgraded Open Bar Package

Includes:

3 Premium Taps, 9 House Wines,
6 Premium Wines, Champagne, Soda,
Juice & Milk Boxes, Disposable Serviceware

	NO COCKTAIL (Beer, Wine & Champagne)	RAIL LIQUORS	CALL LIQUORS (White Claw Included)	PREMIUM LIQUORS
2 Hours	\$15.75	\$18.75	\$21.25	\$24.25
4 Hours	\$20.75	\$24.25	\$27.75	\$30.25
6+ Hours	\$27.25	\$29.75	\$31.25	\$38.25

Open Bar Policies :

Bartender fees waived with any Open Bar Package
20% gratuity will be added to all Open Bar Packages
Sales Tax included in open bar prices.

Open Bar pricing is per person. Persons 16-20 years of age require a "NonAlcoholic" count unless accompanied by a parent or legal guardian, sign a waiver form, present an ID and be accompanied by a parent or legal guardian in order to consume adult beverages. Complementary beverages included for children 3 and under.

Every time you move up a package, all packages previous to it are included in the listed price.

Rustic Manor 1848 reserves the right to not serve shots as part of Open Bar Packages at anytime for any reason. Champagne in "Upgraded Open Bar" is served from the main bar only. Mobile bar and/or table service is additional.

Prices are subject to change without notice to reflect current market prices.
Rates are not "locked in".

\$1,000.00 Minimum total for night or host will be billed the difference (Friday/Saturday Events)
\$500.00 Minimum total for night or host will be billed the difference (Sunday/Weekday Events)

OUR AWESOME EXTRAS

STRING LIGHTING \$275

Add some serious wow to your decor and dress up the dance floor.

Indoor : \$275
Outdoor : \$350
Both : \$575

FARMHOUSE TABLES \$75 EACH

Four 8ft banquet tables available
Two 6ft banquet tables available

ACCENTS & ARCHS \$75 EACH

Hosting an indoor ceremony and need a unique arch? Or simply looking for a fun backdrop for your photo booth or dessert table? Choose between our Copper Rectangle, Rustic "A" Frame and Rustic Hexagon arches!

PILLAR GREENERY \$400

Bring your vision to life with cascading greenery from each of the barn's pillars. All 13 pillars on the lower level included.

GOLF CART \$50

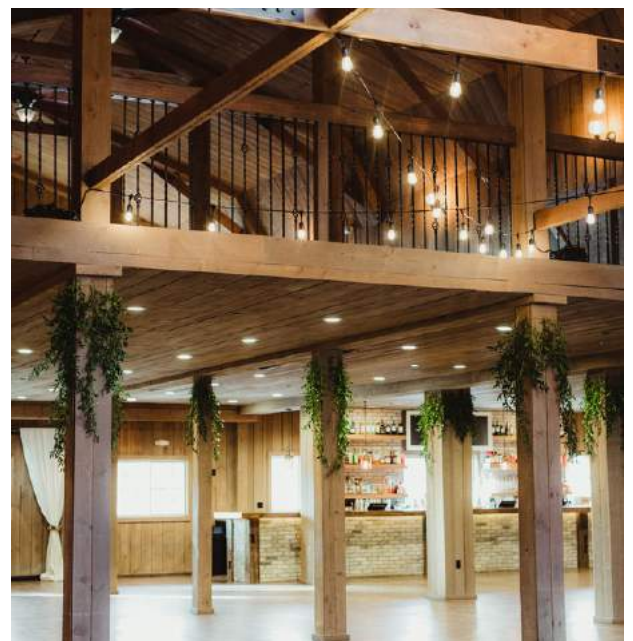
For you and your guests convenience and safety, our golf cart can be utilized to help transport any elderly or impaired guests to and from the parking lot, the barn and the ceremony site.


SOUND SYSTEM \$300

If you are hosting a small wedding without DJ style dancing, our in-house music system can pair with your own personalized playlist for your enjoyment throughout the day. This does not cover sound for outdoor ceremonies.

PROJECTOR \$150

A lower level and upper level drop down projection screen allows your personal slideshows to be shown in a timely and classy way.





- Booking Bundles -

10 % OFF

Photography

Videography

Photo Booth

Wedding Planning

String Lighting

Audio Guest Book

Farmhouse Tables

Arches & Backdrops

Pillar Greenery

Projector & Screen

Sound System

*10% offer only valid within your 48hr venue booking window.
Payments on additional services must be made at time of booking; excluding
Photography & Videography packages which require only a 30% initial payment.
All deposits and/or payments are non-refundable.
10% discount cannot be combined with other offers.*



Photography

• PACKAGE •

one

TWO PHOTOGRAPHERS UP TO 8
WEDDING HOURS, ENGAGEMENT
SESSION, DIGITAL IMAGES &
WEDDING ALBUM

\$4200

• PACKAGE •

two

ONE PHOTOGRAPHER UP TO 8
WEDDING HOURS, ENGAGEMENT
SESSION OR WEDDING ALBUM &
EDITED DIGITAL IMAGES

\$3200

• PACKAGE •

three

ONE PHOTOGRAPHER UP TO 6
WEDDING HOURS & DIGITAL
IMAGES

\$2200

• A LA CARTE •

wedding album

UP TO 13 CUSTOM ALBUM
SPREADS IN A 10X10 OR
8X12 ALBUM

\$500

engagement session

UP TO 1 HOUR SESSION,
1 OUTFIT CHANGE &
EDITED DIGITAL IMAGES

\$500

additional hours

1 HOUR INCREMENTS

\$150

boudoir photoshoot

AIRBRUSH MAKEUP

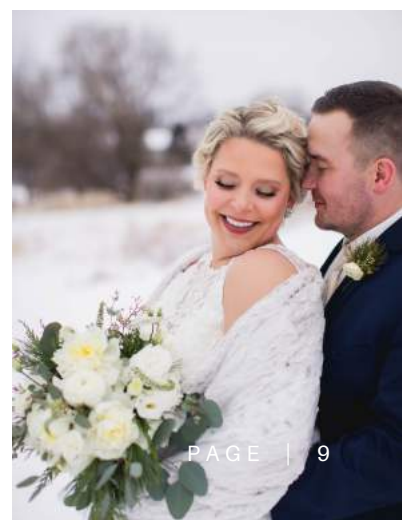
LASHES

HAIR CURL

packages vary

www.bravaboudoir.com

COMBINE ANY PHOTO & VIDEO
PACKAGE TO RECEIVE AN INSTANT
\$500 DISCOUNT



Rustic PHOTO BOOTH



photo booth

3 HOUR RENTAL OF OUR
VINTAGE PHOTO BOOTH,
INCLUDES PROPS,
UNLIMITED USE, 2 PHOTO
STRIPS PER SESSION,
FACEBOOK GALLERY FOR
TAGGING & PRIVATE
ONLINE GALLERY FOR
DOWNLOAD

\$500



• A LA CARTE •

additional hours

1 HOUR INCREMENTS

\$100

photo guest book

DECORATIVE TAPE &
MARKERS INCLUDED

\$65

backdrop

SEQUIN - \$75

GREENERY WALL - \$75

NEON SIGN - \$175



Videography

• A LA CARTE •

Available to enhance a package. Not available as solo services.

love story video

PERSONALIZED FILM
FEATURING THE COUPLE'S
UNIQUE LOVE STORY

\$800

teaser video

4-5 MINUTE HIGHLIGHT
FILM OF THE DAY'S MOST
MEMORABLE MOMENTS

\$500

ceremony video

FULL FEATURE FILM OF THE
CEREMONY, START TO FINISH

\$300

speeches coverage

UP TO 30MINS OF AUDIO

\$250

feature film

30-60 MINUTES SHOWCASING
THE DAY, BEGINNING TO
END. FULL CEREMONY
INCLUDED

\$1000

additional hours

1 HOUR INCREMENTS

\$150

• PACKAGE •

one

2 VIDEOGRAPHERS FOR UP TO 8
WEDDING HOURS, LOVE STORY
VIDEO, TEASER VIDEO & FINAL
FEATURE FILM

\$4200

• PACKAGE •

two

1 VIDEOGRAPHER UP TO 8
WEDDING HOURS & FULL
FEATURE FILM

\$3200

• PACKAGE •

three

1 VIDEOGRAPHER UP TO 6
WEDDING HOURS & TEASER
VIDEO

\$2200

WEDDING PLANNING

& COORDINATION SERVICES

At Rustic Manor 1848, we offer an experienced team of professional planners to assist you in your wedding preparations



DAY OF

\$800

Our most popular package. Coordination from 10am-6pm on the day of the wedding. You plan and finalize all the details of your big day and simply "show up" the morning of. Let our team carry out the rest by creating a detailed itinerary, setting tables & decor, checking in vendors & setting cues for your ceremony.

MONTH OF

\$1,450

Specially designed for the couple who has planned every detail but desires built-in time to relax weeks before the wedding. Fully inclusive of the Day Of package along with finalizing orders with vendors, rehearsal direction and most importantly the RM planning team on top of the entire wedding day, Event Take-down included.

TAKE DOWN

starting at \$200

By choosing this service, at the end of your wedding, you get to dance to the very last song! Our team will take down your décor, put everything in boxes and load it into your vehicle. The RM team does not setup and/or take down client provided lighting. Starting cost is based on the amount of décor a client provides.

"Using Rustic Manor 1848's planning team took a huge weight off my (and my mom's) shoulders. I was able to focus my energy to what mattered most to us - ENJOYING our day together with our closest friends and family. It was perfect."

-LAILA K

BOOK PLANNING
WHEN SECURING THE
VENUE AND RECEIVE

10% OFF

OFFER ONLY VALID ONLY WITHIN THE
48 HOUR BOOKING WINDOW.
CANNOT BE COMBINED
WITH OTHER OFFERS.

BOOK MONTH OF
COORDINATION RECEIVE AN

UPGRADED
OPEN BAR

UPGRADE YOUR STANDARD BAR PACKAGE
TO THE CORRELATING UPGRADED
BAR PACKAGE.
CANNOT BE COMBINED WITH
OTHER OFFERS.



LOCAL LODGING

BE SURE TO BLOCK ROOMS EARLY. TYPICALLY 1-2 HOTELS IS BEST. MORE THAN 2 CAN BE DIFFICULT FOR A SHUTTLE TO MAKE QUICK LOOPS BETWEEN.

TRANSPORTATION

THE SAFETY OF YOUR GUESTS IS OF THE UTMOST IMPORTANCE. BY OFFERING SHUTTLE SERVICE YOU ALLOW EVERYONE TO ENJOY YOUR WEDDING TO THE FULLEST.

FEATURED WEDDING PRO'S

CHECK OUT SOME OF THE BEST OF THE BEST IN THE AREA FOR QUALITY SERVICE, GREAT PRICING AND AMAZING CREATIVITY! TELL THEM RUSTIC MANOR 1848 SENT YOU!

HOTELS / B&B'S

Holiday Inn Delafield
La Quinta Inn & Suites Delafield
AmericInn & Suites Delafield
The Delafield Hotel
The Ingleside Hotel
Best Western Waukesha Grand
Holiday Inn Pewaukee
Wildwood Lodge Pewaukee
Hilton Garden Inn Oconomowoc
Staybridge Suites Oconomowoc
Pleasant Street Bed & Breakfast
Inn at Pine Terrace
The Clark Hotel Waukesha

MKE Shuttle

Cruise-A-Palooza

Churchill Limousine

The Partridge Family

Spring City Trolley

Blackline Limousine

Milwaukee Prime Limousine

Lyft

Uber

(We recommend planning on a 30min wait time for these services)

Top
Pick!

DECOR RENTALS

Vintage Rentals - An amazing array of vintage and rustic decor. Delivery, setup and pickup available!

FLORAL

Jane Kelly Floral - A truly talented husband and wife team specializing in custom arrangements based on each individual couple.

PREFERRED CATERING LIST



West Allis, WI
414-257-9150



Big Bend, WI
262-662-4201



Pewaukee, WI
262-691-9796



West Allis, WI
414-321-5775



Waukesha, WI
262-549-5558



AND A GRILL
— CATERING —

Milwaukee, WI
414-777-0770

Couples that secure catering outside this list will be issued a \$750 Service Fee due 14 days prior to the event. Always approve your caterer with Rustic Manor 1848 prior to booking as some companies are NOT permitted. **Approvals must be obtained in writing.**

This fee is the responsibility of the Client(s). Bakery services are exempt from additional Service Fees.
Food Trucks are permitted for late night service only; meal service catering is not permitted.
No additional Service Fees will apply for late night snack food truck services.

Rustic Manor 1848 reserves the right to not permit certain caterers to operate on site.

GENERAL FAQ'S

Can I place a "hold" on a wedding date?

We do not offer "holds" on dates. Of course we would love to host your day however, making a venue decision is an important one so we understand your desire to compare options. Dates are offered on a first-serve basis and to fully secure a date, we require a signed rental agreement along with a non-refundable initial venue payment.

Do you offer linens?

We do not offer linens as part of our venue rental. Every couple has a different decor vision for their big day and linen colors/designs can really bring those visions to life! If you're interested in seeing what options are out there, talk to your caterer or Rustic Manor 1848 wedding planner for options and pricing.

What time can we arrive that day?

At 10am doors open to both you and your vendors. If you'd like to come in early we offer early arrival access for \$150.00 per hour needed.

Can we provide our own liquor/alcohol?

No, our bar operates with a Full Class B Liquor Licence which prohibits any outside alcohol to be carried onto the grounds. Our bar serves 3 tap beers of your choosing, a large selection of wines and extensive liquor choices. Our skilled team of bartenders can mix up any number of favorites! Carry-ins are confiscated if discovered as we want to ensure all guests are enjoying your day safely; our bar monitors consumption closely.

Do you require wedding insurance?

Rustic Manor 1848 is a fully insured facility and we do not require any additional insurance from you directly. Your caterer must provide proof of liability and if your DJ is providing uplighting, we require we be named on their insurance liability policy as well.

Do you have a ladder we can use for set up?

No, due to liability reasons, we will not provide a ladder for set up. Any decor requiring a ladder must be provided by you or the vendor responsible for setting up and taking down that service. Only sober individuals are permitted to be on ladders, regardless of who provided it.

VENUE COMPARISON

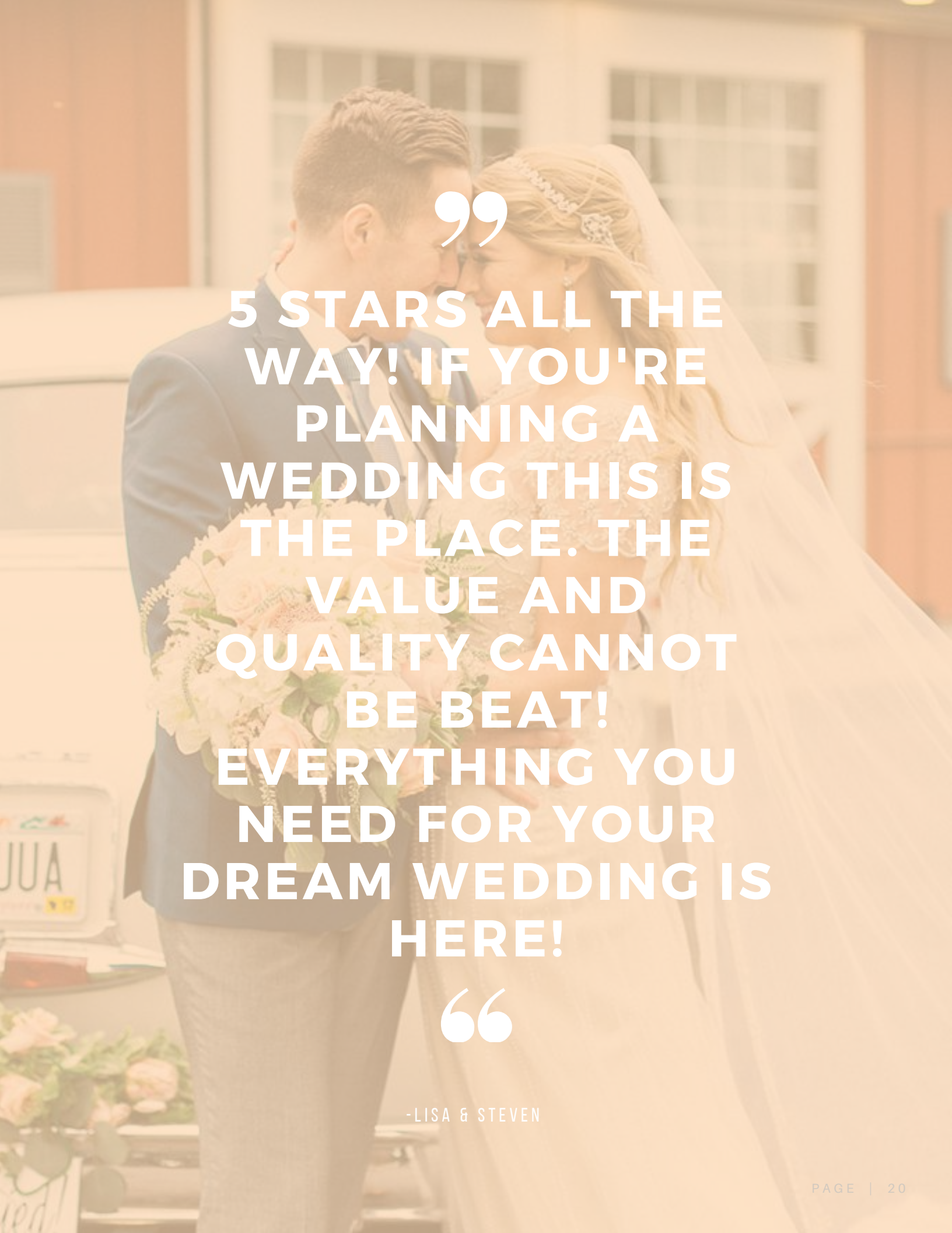
	RUSTIC MANOR	OPTION #2
Venue Rental:	\$3,200-\$6,300	
Capacity:	275 Summer / 250 Winter	
Hours Included:	13-14 hours	
Fully Heated:	YES	
Five AC Units for Powerful Cooling:	YES	
Average Bar Cost for 200 Guests:	\$2,500	
Bar Minimum:	\$500-1,000	
Liquor License:	YES	
Licensed & Extensively Trained Bartenders:	YES	
Guest Count Minimum:	NO	
Management On Site All Day:	YES	
Indoor & Outdoor Ceremony Options:	YES	
Two Private Bridal Quarters:	YES	
Tables & Chairs Included:	YES	
Three Indoor Restrooms:	YES	
ADA Accessible:	YES	
Outdoor Yard Games & Gas Fire Pit Included:	YES	
12 Acres for Photography:	YES	
Additional Services to Ease Planning:	YES	
Venue Regularly Making Improvements:	YES	
Venue Genuinely Cares About You:	ABSOLUTELY	
Curvy Country Roads to Access Venue:	NO	
On-Site Accommodations:	YES	
Three Major Hotels Within 4 Minutes:	YES	
Distance to Interstate:	2 MILES	
Final Coordination Meeting Included:	YES	
Frequency You Can Visit Prior to Wedding:	UNLIMITED	
Experience Hosting & Coordinating Over 850 Weddings Since Opening:	YES	

CONTACT US:
262.224.0316 / RUSTICMANOR1848@GMAIL.COM

TAKE NOTES

A soft-focus background image of a bride and groom holding hands on a beach. The bride is on the left, wearing a white lace wedding dress. The groom is on the right, wearing a dark suit. They are holding hands in the center of the frame. The background shows a bright, hazy beach scene with the ocean and some foliage in the distance.

Don't worry, you've got this whole
"wedding planning thing" under control!

A romantic wedding scene featuring a bride and groom in a white limousine. The groom, in a blue suit, and the bride, in a white gown with a veil, are leaning in to kiss. The bride holds a large bouquet of white and pink roses. The background shows the interior of the limo with windows and a Florida license plate that reads 'JUA'.

”
**5 STARS ALL THE
WAY! IF YOU'RE
PLANNING A
WEDDING THIS IS
THE PLACE. THE
VALUE AND
QUALITY CANNOT
BE BEAT!
EVERYTHING YOU
NEED FOR YOUR
DREAM WEDDING IS
HERE!**

“

-LISA & STEVEN



COMING UP:

- NOVEMBER 13TH & 19TH.... SANTA MINI SESSIONS**
- DECEMBER 11TH BRUNCH WITH SANTA**
- DECEMBER 2022..... WREATH MAKING WORKSHOPS**
- THROUGHOUT 2022 SEASONAL MINI SESSIONS**
- MARCH 27TH UNIVERSITY LAKE SCHOOL FUNDRAISER**
- APRIL 2ND WI LARGEST WEDDING RUMMAGE SALE**
- MAY 3RD WINE TASTING & BAR PLANNING**

PUBLIC OPEN TOURS

Select Wednesdays throughout the year. Check our website for current dates.

FOLLOW US!

