

# 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.



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.

.....  
**"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.'"

# WEDDING PRICING GUIDE

## Peak Season Rental Fees (May-October)

### 2023 Pricing

Friday \$5,700  
Saturday \$6,000  
Sunday \$3,200

### 2024 Pricing

Friday \$6,000  
Saturday \$6,300  
Sunday \$3,400

### 2025 Pricing

Friday \$6,400  
Saturday \$6,700  
Sunday \$3,500

## Off Season Rental Fees (November-April)

Friday \$5,000  
Saturday \$5,300  
Sunday \$3,200

Friday \$5,200  
Saturday \$5,500  
Sunday \$3,300

Friday \$5,600  
Saturday \$5,900  
Sunday \$3,500

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 ADA 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

### 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

**Per 1/4 Barrel**  
(82 12oz servings)

**Per 1/2 Barrel**  
(165 12oz servings)

#### Premium Choices:

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

**\$190.00 - Domestic**  
**Prices Varies - Premium**

**\$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. 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.

## RETRO AUDIO \$350

## GUESTBOOK

Allow your guests to leave a message you'll cherish for years to come with our vintage audio guest book! Every time a guest picks up the receiver, our unique phone starts recording. We'll compile all the audio clips into a fun message for you to enjoy over and over again.



- 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



# 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

### *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

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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

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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

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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



West Allis, WI  
414-321-5775



Pewaukee, WI  
262-691-9796



Big Bend, WI  
262-662-4201



Madison, WI  
608-827-7200



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 <b>850</b> Weddings Since Opening:	YES

### CONTACT US:

**262.224.0316 / RUSTICMANOR1848@GMAIL.COM**

# TAKE NOTES

A soft-focus photograph of a bride and groom holding hands. The bride is on the left, wearing a white lace wedding dress. The groom is on the right, wearing a dark suit jacket. The bride's hand is adorned with a large diamond ring. The background is a bright, hazy outdoor setting, possibly a beach or a park, with a body of water visible in the distance.

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



”

**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:

- WEDNESDAY, AUGUST 2ND..... **WINE TASTING & BAR PLANNING**
- TUESDAY, NOVEMBER 14TH..... **BLOOD DRIVE**
- NOVEMBER/DECEMBER..... **WREATH MAKING WORKSHOPS**
- SUNDAY, NOVEMBER 5TH..... **SANTA EXPERIENCE**
- SUNDAY, NOVEMBER 12TH..... **SANTA EXPERIENCE**
- SUNDAY, DECEMBER 17TH ..... **BRUNCH WITH SANTA**
- TBD, 2024..... **GROWN A\*\* PROM**

## **PUBLIC OPEN TOURS**

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

## **FOLLOW US!**

