

**Tallgrass Villas, City of Waukesha  
Minor Site Plan & Architectural Modification Review  
Tallgrass Villas, LLC by Bielinski Homes, Inc.**

The only plan changes were replacing one style of building with another. We kept the buildings in the same location, orientation, same building pad driveway locations, same exposures and the same minimum of 20' between buildings. The two building plans are extremely similar, they both have garages in the middle up front with the units in the back and their statistics are very similar. **See below.**

**Original Plan: Sabrina 1600**

Width 64'

Length 81.98'

Building size 4510.91 sf

Typical sidewalk 266.66 sf

**Total Impervious 4,777.57 sf**

**New Plan: Adalyn 1600**

Width 62.08'

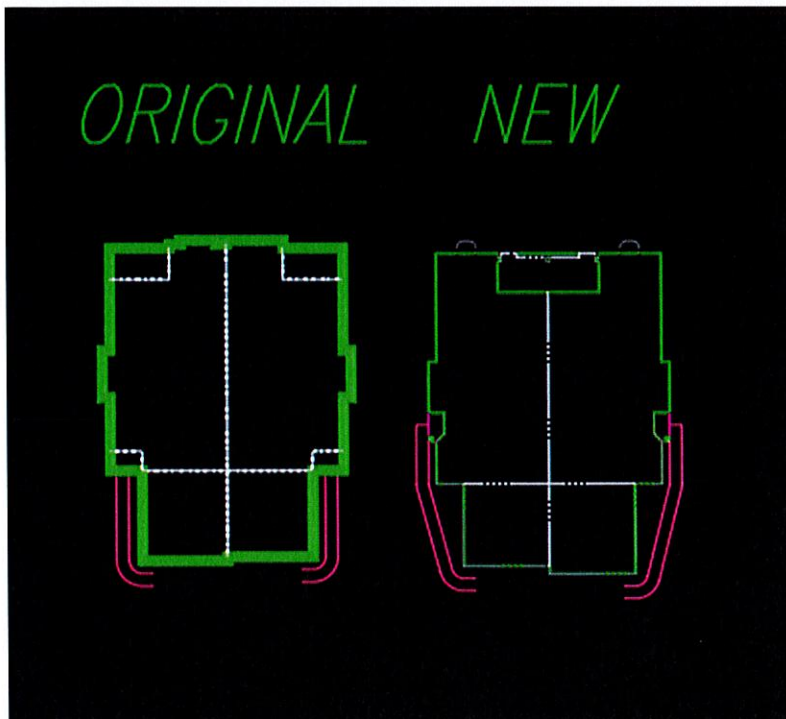
Length 82'

Building size 4466.82 sf

Typical sidewalk 310.36 sf

**Total Impervious 4,777.18 sf**

The new building is 2' narrower and therefore has a smaller footprint. However, the front door is farther back on the new building which causes the sidewalk to be a little longer. As you can see, they have almost exactly the same impervious surface and there are no changes to the master grading plan.



Overall, the 2 buildings are very similar. The footprint of the Adalyn 1600 (new plan) is 2' narrower than the Sabrina 1600 (original plan). Also, none of the buildings have changed from the original site plan approved on the driveway locations.

Adalyn 1600: NEW

- overall building width: 62'-0" (2' more separation between buildings)
- overall building depth: 82'-0"
- Entry and porch on side of building
- Decks to the inside of the buildings
- Smaller garage size: 22'x21'
- Larger garage size: 22'x23'
- More stone veneer sq ft.

Sabrina 1600: Original

- overall building width: 64'-0"
- overall building depth: 82'-0"
- Entry and porch on front of building
- Decks to the outside of the buildings
- Smaller garage size: 22'x22'
- Larger garage size: 22'x23'

**Tallgrass Villas is also requesting** with the Adalyn 1600 (new plan) the exterior stone selection would change from the originally 3 choices down to just one of the original stone selection choices and the 3 siding colors will stay the same as the originally approved colors.

Stone veneer selection (1): **Halquist - Manchester**

Three James Hardie ColorPlus siding colors:

1. **Boothbay Blue**
2. **Deep Ocean Blue**
3. **Evening Grey**

**Flash drive** includes the city application, the original approved and new building plans with 4 sided elevations, site and master grading plans and landscape plan.

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