



# OVERALL PLAN

## "PRAIRIE SONG VILLAS"

CITY OF WAUKESHA, WI

DEVELOPMENT SUMMARY	
Proposed Zoning/Use:	Rd-2 Two-family residential community
Parcel Area:	375,191 s.f. (8.613 ac)
Proposed RW:	- 9,314 s.f. (0.214 ac)
Total Area:	365,877 s.f. (8.399 ac)
(excluding R/W)	
Proposed Development:	(11) - 2 unit condominiums
Proposed Units:	22 units
Density:	2.62 units/acre
Parking:	Garage = 2/unit = 44 spaces Driveway = 2/unit = 44 spaces Visitor = 7 spaces
Total =	95 spaces (4.3 sp/un)

Rd-2 ZONING SUMMARY	
Street Setback =	25'
Side Yard Setback =	10'
Rear Yard Setback =	40'
Density =	5.8 un/ac



12860 W. NORTH AVE. BLDG D  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jputelko@trioeng.com

Scale: 1" = 50' (22'x34")  
Scale: 1" = 100' (11'x17")  
DATE: 02/22/2019