



**Tallgrass Villas (Condominiums)**

**City of Waukesha**

Bielinski Homes presents Tallgrass Villas, another quality designed Ranch Style Two-Family Condominium residential development located on a private oasis on the NW side of the the City of Waukesha featuring no-step entries for easy accessibility for all 48 units with four differently designed building elevations and colors.

**Building Design Highlights:**

- Ranch Style Condominium Plan with 1,600 sq. ft. with 2 car attached garage.
- Private entry, sunroom with a covered outdoor living area.
- 2 bedrooms, 2 full baths, with an open concept floor plan design.
- Optional finished lower level with full bath, bedroom and rec room area.
- Master bedroom with walk-in closet and private bath.
- Sunroom with covered outside porch area.
- First Floor Laundry, Deluxe Appliance Package & Central Air

**City of Waukesha, WI**

**Parcel # WAKC 0989997**

**DEVELOPMENT SUMMARY**

<b>Proposed Development:</b>	<b>Two-Family Condos</b>
<b>Current Zoning:</b>	<b>RM-2 Multi-Family PUD Overlay</b>
Parcel Area:	16.36
Number of Buildings	24 (2-family condos)
Number of Units	48
Proposed Density	2.93 units per acre
<b>Zoning Summary</b>	
Minimum Lot Area	4,500 sf per dwelling unit
Building Height:	Max. 35'
Street Setback	25'
Side yard SetBack	10'
Rear Yard Setback	40'
<b>Parking Per Unit</b>	
Garage = 2 spaces per unit	96
Driveway = 2 spaces per unit	96
Visitor = 3 parking areas	13
Total Parking Spaces	205 Spaces (4.27 spaces/per unit)
<b>Each Condominium Unit Value</b>	<b>\$450,000 to \$550,000</b>
<b>Total Number of Condos</b>	<b>48</b>
<b>Estimated Project Value</b>	<b>\$21,600,000/ \$26,400,000</b>





