

Prairie Song Neighborhood  
By Bielinski Homes

Prairie Song is a residential neighborhood located in the area previously known as the Capernwray Neighborhood in the City of Waukesha.

In keeping with the original neighborhood Bielinski Homes has blended current trends in architecture and design with the natural beauty of its surroundings. Bielinski Homes has an interest in 2 of the original parcels. They are shown as Areas 1 and 2. Area 2 is being submitted under this cover and will follow the original plan with 2 unit ranch style "For Sale" condominiums. Areas 3, 4 & 5 are being retained by their current owner who is retired and plans on enjoying his retirement on his farm.

This neighborhood is located on the south side of Summit Avenue west of Hwy TT and across the street from the Woodland Hills Condominium project. Multifamily development surrounds it on the east and west sides. We have shown the Future Public Road as a reference for future connectivity.

**Area 2 – Villas at Prairie Song**

Located on the southwest side of the project, this 8.617 acre parcel has access from the south through Prairie Song. Planned are 13 Carnation 1424 2 unit condominium "For Sale" units with attached 2 car garages and full basements. Designed with French Country in mind to bring style and quality to the neighborhood. These units have 2 bedrooms & 2 baths and will be for sale in the \$275,000 to \$325,000 range.

**Environmental Impacts**

Again being considerate of the work done under the previous plan, we have kept in tack the wooded areas identified as wooded preservation areas as well as the natural wooded boundaries of the site. This forest area includes a number of oak varieties, hickory, chestnut, ash, and Elm. Our goal is to preserve as much of these amenities as possible.

**Current Zoning**

The property was previously zoned RM-2 PUD.