



Prairie Song Villas (Condominiums)

Concept Plan

Parcel # WAKC 0988980

City of Waukesha, WI

DEVELOPMENT SUMMARY

Proposed Development:	Two-Family Condos
Proposed Zoning:	RD-2 Two Family Res. District
Parcel Area: D	8.62
Number of Buildings	11 (2-family condos)
Number of Units	22
Proposed Density	2.62 units per acre/Zoning = 9.7
Zoning Summary	
Minimum Lot Area	4,500 sf per dwelling unit
Building Height:	Max. 35'
Street Setback	25'
Side yard SetBack	10'
Side yard SetBack	10'
Rear Yard Setback	40'
Parking Per Unit	
Garage = 2/unit	44
Driveway =2/unit	44
Visitor = 7	7
Total Parking Spaces	95 Spaces (4.3 spaces/per unit)
Condominium Value	\$375,000
Total Number of Condos	22
Estimated Project Value	\$8,250,000
Estimated Yearly Tax Revenue (.019 rate)	\$156,750

Bielinski Homes presents another high quality condominium development with a private oasis featuring no-step entries for easy accessibility.

Summary:

Condo Highlights:

The AdayIn a Ranch Stlye Condominium Plan 1506 s. f. with atatched 2 car garage.

Private entry, sunroom with a covered outdoor living area.

1,506sq. ft., 2 bedrooms, 2 baths, with open concept floor plan design.

Master bedroom with walk-in closet and private bath.

Sunroom and First-floor laundry

Deluxe Appliance Package

Central Air

The Adalyn

PLAN #1506

Ranch | 1,506 sq ft | 2 Bedroom | 2 Bath



Arts & Crafts

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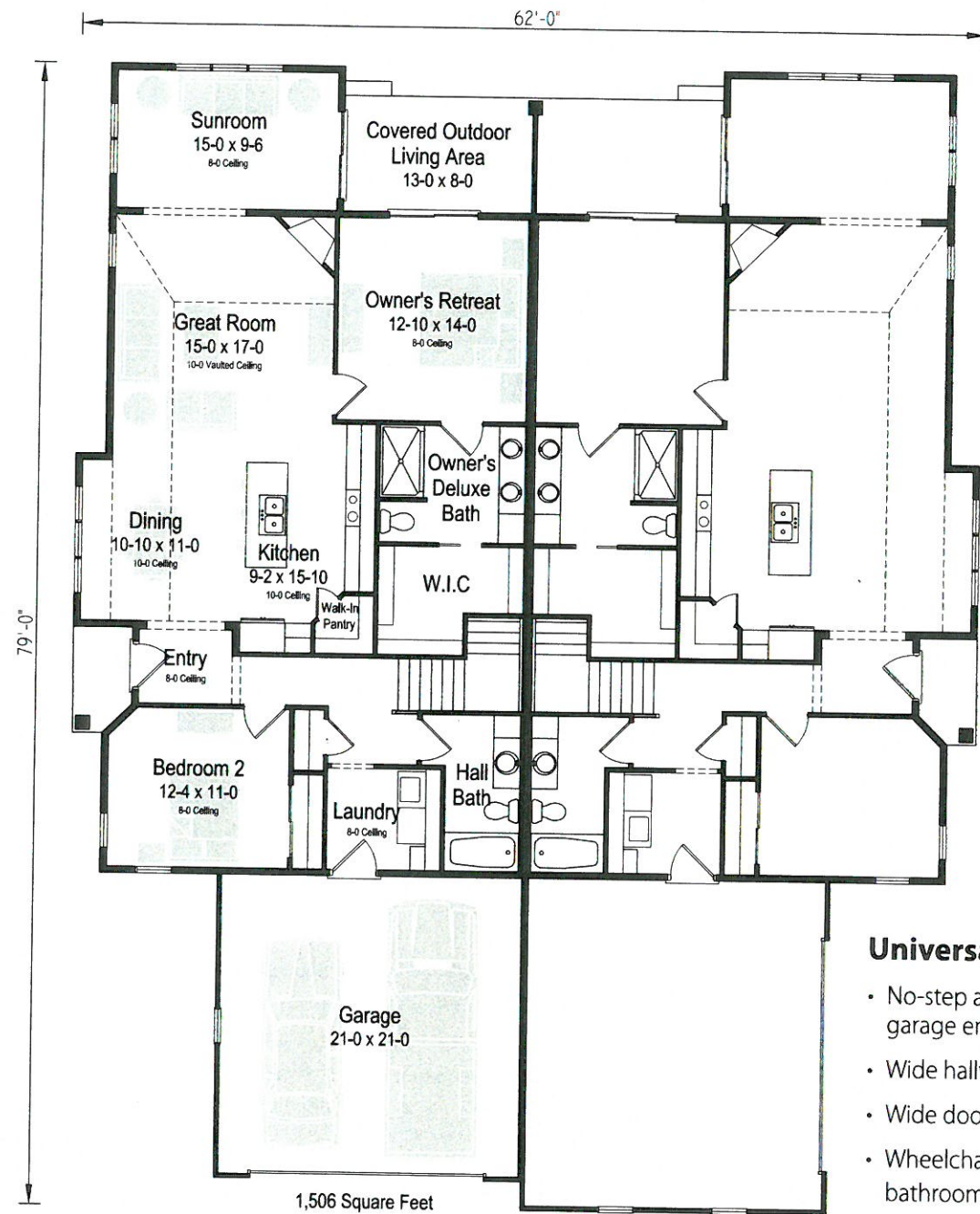
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Lined writing area for notes.

The Adalyn

PLAN #1506

Ranch | 1,506 sq ft | 2 Bedroom | 2 Bath



Universal Design Features

- No-step at front entry and garage entry
- Wide hallways
- Wide doorways
- Wheelchair radius at owner's bathroom
- Low shower threshold
- Levered passage door handles



All dimensions are approximate. Builder reserves the right to make changes without notice or obligation. Features shown may not be included in price.
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Waukesha County GIS Map

Legend

- Parcels
- Plots
- Retired Parcels
- Retired Plots



0 378.62 Feet

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Notes





orms Rd
W 288th St

Northview Rd

Talgrass

18

Retzer Pond

Heritage Hills

Kisdon Hill

Brookshire

Walden Glade A Village Of Brook

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Imagery Date: 3/16/2018 43°01'11.29" N 88°17'46.52" W elev 0 ft eye alt 11516 ft