



River Road Villas (Condominiums)

City of Waukesha

Bielinski Homes presents another quality designed Ranch Style Two-Family Condominium residential development located on a private parcel on the south side of Waukesha featuring no-step entries for easy accessibility, two designed building elevations and colors. The landscape plan has been revised with enhanced screening on both Saylesville & River Roads.

Building Design Highlights:

Ranch Style Condominium Plans with 1,300 sq. ft. with 2 car attached garage. Private entry, 2 bedrooms, 2 full baths, with an open concept floor plan design. Optional 600 sq. ft. of a finished lower level with full bath, bedroom and rec room area. Master bedroom with walk-in closet and private bath. First floor laundry, deluxe appliance package & central air.

DEVELOPMENT SUMMARY

Parcel # WAKC 1375125

Proposed Development:	Two-Family Condominiums
Proposed Zoning:	RD-2 Two Fam. Residential
Parcel Area: D	4.87
Number of Buildings	12 (2-family condos)
Number of Units	24
Proposed Density	4.93 units per acre/ Max. density 8.0
Zoning Summary	
Minimum Lot Area	4,500 sf per dwelling unit
Building Height:	Max. 35'
Street Setback	25"
Side yard SetBack	10'
Rear Yard Setback	40'
Parking Per Unit	
Garage = 2 spaces per unit	48
Driveway = 2 spaces per unit	48
Visitor = 3 parking spaces	6
Total Parking Spaces	102 Spaces (4.25 spaces/per unit)
Condominium Value	\$450,000
Total Number of Condos	24
Estimated Project Value	\$10,000,000
Estimated Yearly Tax Revenue (.019 rate)	

Private Road Street Width of 28'