



Prairie Song Courtyards (Condominiums)

Bielinski Homes presents another high quality Townhome Style Condominium development located on a private wooded parcel of land on northwest side of Waukesha with a combination of (3) Four-family and (2) Six-family designed buildings.

Building Design Highlights:

Townhome Style Condominiums with 1,503 sq. ft. with attached 2 car garage (460 sq. ft.).
 Private entry, with a outdoor patio/deck area.
 2/3 bedrooms, 2 1/2 baths, master bedroom with walk-in closet and private bath
 Second Floor Laundry, Deluxe Appliance Package & Central Air

DEVELOPMENT SUMMARY

Proposed Development:	Townhome Style Condominiums
Zoning:	RM-2 Multi-Family PUD Overlay
Parcel Area: D	4.53
Number of Buildings	(3) 4 unit & (2) 6 unit buildings
Number of Units	24
Proposed Density	5.30 units per acre
Zoning Summary	
Minimum Lot Area	4,500 sq. ft. per dwelling unit
Building Height:	Max. 35'
Street Setback	25'
Side yard Setback	15'
Rear Yard Setback	45'
Parking Per Unit	
Garage = 2 spaces per unit	48
Driveway = 2 spaces per unit	48
Visitor = parking spaces	7
Total Parking Spaces	103 Spaces (4.29 spaces/per unit)
Condominium Value	\$375,000 - \$425,000
Total Number of Condos	24
Estimated Project Value	\$8,400,000 - \$10,200,000
Estimated Yearly Tax Revenue (.019 rate)	

Revisions from previous PUD approval in 2019

1. Apartment rental to Condominium use
2. Replacement of all building elevations
3. All units with front facing entrances
4. 1' added to garage depth on all buildings
5. No side garage entry units
6. Minor changes to landscape & lighting plan