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ORDINANCE NO. 1, SERIES 2024

**ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND APPROVING A  
NEIGHBORHOOD DEVELOPMENT DISTRICT GENERAL DEVELOPMENT PLAN  
RE: PARCEL #172-1109-00000 (SAUK PRAIRIE SCHOOL DISTRICT)**

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WHEREAS, HC Property Group LLC (the "Applicant"), with consent of the current land owner (Sauk Prairie School District), has made application to the Village that the land area depicted in Exhibit 1, attached hereto and incorporated herein, and consisting of the 39 acres of current Parcel #172-1109-00000 that are not in public right-of-way (the "Property") be rezoned from the A-H Agricultural Holding zoning district to the ND Neighborhood Development district; and

WHEREAS, the Applicant has through that same application has requested that the Village approve a General Development Plan ("GDP") associated with the rezoning to ND, with said GDP consisting of the plans and documents listed in Exhibit 2, to facilitate a mixed residential neighborhood potentially also including a day care center, as further described in the GDP; and

WHEREAS, the Applicant also intends to subdivide the Property, has submitted the Preliminary Plat of Prairie Fields, and upon its approval intends to apply for Final Plat approval; and

WHEREAS, following a duly noticed public hearing, the Village of Prairie du Sac Plan Commission has recommended that the Village Board rezone the Property to ND and approve the associated GDP consisting of the plans and documents listed in Exhibit 2, subject to conditions; and

WHEREAS, the Village Board has determined that the proposal to rezone the Property and approve the GDP is consistent with the Sauk Prairie Comprehensive Plan and Village of Prairie du Sac Zoning Code.

NOW, THEREFORE, the Village Board of the Village of Prairie du Sac do ordain as follows:

- I. Permanent Zoning of Territory. The Property is hereby zoned as "ND Neighborhood Development," with the final boundary of said ND district to be coterminous to the outer boundary of the Final Plat once recorded (not including Sauk Prairie Road right-of-way, pursuant to Sections 10-1-1100 through 10-1-1107 and 10-1-1302 of the Municipal Code of the Village ("Code"), with such ND zoning constituting a permanent zoning classification for the Property.
- II. Approval of General Development Plan. The GDP for the Property under its ND zoning designation, attached as Exhibit 2, is hereby approved pursuant to Sections 10-1-1107 and 10-1-1003 of the Code, subject to the following conditions:

1. Within 90 days following Board approval of this Ordinance, the Applicant shall record the GDP in the Sauk County Register of Deeds' office. Within 30 days of its recording, the Applicant shall provide the Village with a digital copy of the recorded GDP.
2. Prior to the commencement of construction and issuance of any building permit associated with the PUD, one or more a Specific Implementation Plans ("SIP") and a final plat shall be submitted and approved by the Village. GDP approval shall not allow establishment of any of the land uses within the GDP until a SIP is approved for the associated land area.
3. The applicant's SIP submittal(s) shall address and include recommendations included in the January 3, 2024 memo of the Village Planner and meet SIP submittal requirements in Section 10-1-1005 of the Code. Allowable uses for the 2.19-acre northeast corner lot of the Preliminary Plat may also include those uses allowed within the I-1 Institutional zoning district in the Code, with a conditional use permit required for each listed conditional use.

III. Delayed Effective Date. Notwithstanding anything to the contrary contained in this Ordinance or the Code, the zoning change provided for in Section I shall not become effective and the present zoning district shall remain in effect until all of the following occur:

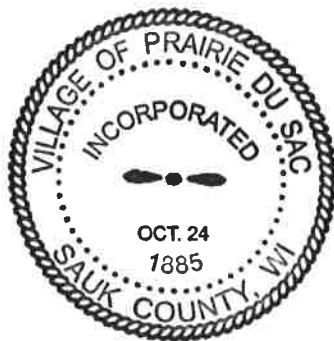
1. The first SIP is approved by the Village, which must occur within five years following the date of the Village Board's adoption of this Ordinance.
2. The Applicant has recorded the GDP, SIP, and Final Plat against the Property, and supplied the Village with recorded copies.

IV. Revision to the Official Zoning Map. The Official Zoning Map of the Village shall be amended to reflect the zoning district described in Section I upon the effective date described in Section III.

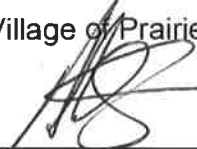
V. Validity. If any provision of this Ordinance shall be held invalid, such invalidity shall not affect the remaining provisions hereof.

Adopted this 13<sup>th</sup> day of February, 2024.

Published this 22<sup>nd</sup> day of February, 2024.



Village of Prairie du Sac, WI

  
 Andrew Strathman  
 Village President


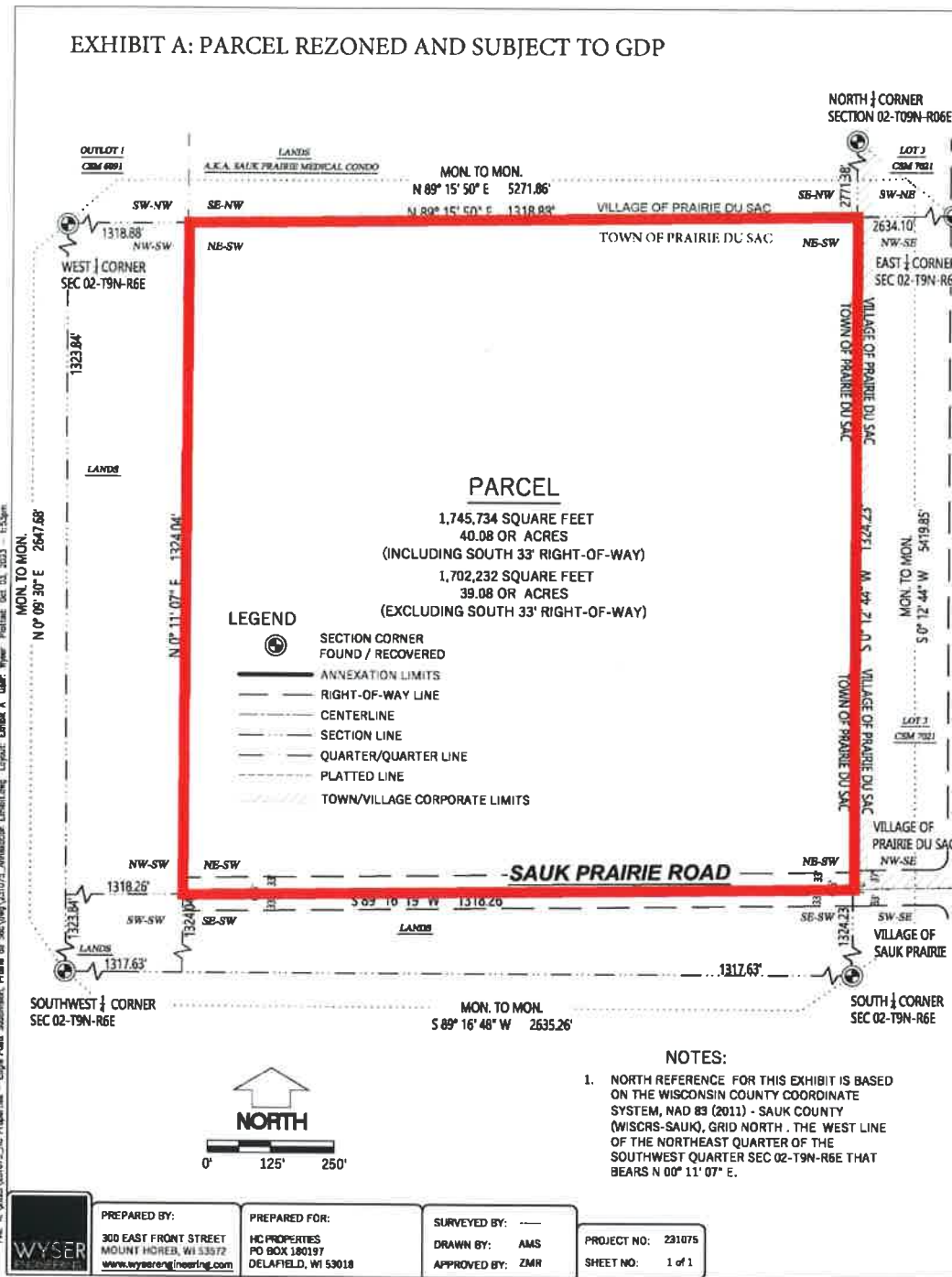
  
 Niki Conway  
 Village Clerk

EXHIBIT A: PARCEL REZONED AND SUBJECT TO GDP



## EXHIBIT 2: GDP

The GDP consists of the following plans and other documents, on file with the Village:

1. Letter from Madisen Maher Architects (Narrative), dated 12/20/23
2. Civil Site Plan (Sheet C100—Option A), dated 12/09/23
3. Civil Site Plan (Sheet C100—Option B), dated 12/20/23
4. Grading and Erosion Control Plan (Sheets C200-205), dated 12/09/23
5. Utility Plan (Sheet C300), dated 12/09/23
6. Conceptual Landscape Plans, dated 12/09/23
7. Typical Building Elevations (Sheets A2.00), dated 12/08/23
8. Exterior Material Typical, submitted 12/11/23
9. Unit Types/Layouts (Sheets A1.10 & A1.20), dated 12/08/23
10. This Ordinance



December 20<sup>th</sup>, 2023

Village of Prairie du Sac  
Planning & Development  
335 Galena Street  
Prairie du Sac, WI 53578

**RE: General Development Plan Review**

Prairie Fields Development  
Sauk Prairie Road  
Prairie du Sac, WI 53578

**Review Description**

- Review updated street and utility layout.
- Review updated master grading and stormwater design.
- Review updated building layout and density.
- Review updated elevations and materials.
- Review concept landscaping
- Discuss Site Zoning Review/Approval
- Discuss TIF, Financing Review/Approval
- Discuss project timeline next steps.

**Project Program Details**

Total size of development – 1,695,638 sqft – (38.92 acres)

Total size of environmental corridor/partial stormwater management required – 301,960 sqft. – (6.93 acres)

The development is intended to address housing and childcare needs documented in a 2021 Sauk Prairie housing study and then in 2022 amendments to the Sauk Prairie Comprehensive Plan. The location close to recreational (Culver Community Park) and health care (Sauk Prairie Hospital) facilities is ideal for this purpose. The development will provide an environment that promotes human interaction, a healthy civic life, a sense of place, and a high-quality living environment. It will also provide a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes. Its land use, transportation, and open space networks are consistent with Village plans and interconnects the development with its surroundings for drivers, bicyclists, and pedestrians."

Per Mark Roffers Concept Site Plan Memo "Within the Sauk Prairie Comprehensive Plan, the subject site is identified for future "Neighborhood" development, which anticipates "a thoughtful mix of lower and higher density housing types, neighborhood-scale commercial and institutional uses (often at neighborhood edges), home occupations, day care homes and centers, small community facilities, and parks, all served by public sewer. Intent is to create a compatible mix of predominately residential land uses and a distinct sense of place and human-scale."

- Planned "neighborhood" areas are also encouraged to:
  - Promote interconnection in road and trail networks within and among neighborhoods. Minimize long cul-de-sacs and permanent dead-end streets.
  - Disperse higher-density residential development throughout the two Villages, rather than creating large concentrations of this type of development in just a few areas.
  - Encourage design of two and multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves.
  - Hold new two and multiple family housing to similar standards for lasting quality and livability expected of single-family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), inclusion of garage or underbuilding parking, and responsible management.
  - This development will be consistent with all of these Comprehensive Plan directives."

Allowable accessory uses and structures (home occupations, fences, storage sheds, etc.) will be included in the Specific Implementation Plan to follow.

When completed, the entire development is projected to have 423 housing units. Based on the unit mix, between 800 and 1,000 future residents are projected. Employment will be limited to the daycare center employees, any employees of the senior living facility if assisted components are included, and any on-site management.

Neighborhood zoning is being sought because maximum densities in standard residential zoning districts are generally 30-40% lower than what is proposed in this development. Some setback requirements of standard zoning districts are intentionally not met, especially adjacent to the park, pending detailed design during the SIP stage.

- Preliminary engineering plans submitted with the preliminary plat will address the requirements for municipal services and other similar data pertinent to a comprehensive evaluation of the proposed development.
- HC Properties has had several conversations with the Executive Director of Sauk Prairie Area Chamber of Commerce, Twana German, about the need for more housing in the village. She has referenced various studies that lead them to believe that there is a shortage of affordable housing for the Sauk Prairie workforce, as well as growing needs for senior citizens and empty nesters. By focusing on a combination of workforce apartments and condos are the logical first step, with market rate and senior independent housing to follow support the needs of the growing community.
- The financing for the project will come from a combination of private banking, TIF financing, and Grants. The developer's expectations for organization structure are as follows.
  - The Workforce and Market Rate apartments are to be developed, owned, and managed by HC Property Group LLC.
  - The condos will be developed and sold by HC Property Group LLC, and managed by a condo association.
    - At this time, the plan for the Senior Independent Living Apartments will be to have an outside group, TBD, develop, own, and manage the project.
  - The Daycare building will be developed, owned, and managed by HC Property Group LLC.
- A map is provided to show the current zoning around the proposed project.
- A site inventory and analysis map is provided in the preliminary plat civil drawings.
- A conceptual neighborhood development plan is provided in the civil and arch. drawings.
- A preliminary analysis and map showing proposed utility and stormwater management is provided in the civil drawings.
- Schematic architectural plans are provided in the architectural drawings.
- Concept landscape plans are provided in the application packet.
- Lighting is proposed to meet all Village ordinance requirements and generally will be unified in design throughout the development. Signage will meet applicable residential zoning district standards in the zoning ordinance, except that the Daycare project will meet institutional district standards related to building use.
- The proposed site grading plan submittal does not identify the group of trees near the northwest corner of the site or the western edge as a "woodland" by ordinance. To balance the site, there is substantial cutting and filling required to these areas of the property. We have walked the site and provided some pictures to show that many of the existing trees are dead or evasive species. The developers feel the proposed landscaping required for the entire project more that makes up for any lost of quality trees in this area.

### Condo Project

- (25) 2 Story Buildings
  - o 50 Total Homes
    - 1763 Total Sqft + Lower Level
      - 2 Stall Garage
      - Partial Exposed Basement
  - o (1) Community Building
    - Outdoor pool
    - Pickle Ball Court
- Setbacks
  - o North Property Line – 25'
  - o South Property Line – 10'
  - o East Property Line – 25'
  - o West Property Line – 25'
    - The setbacks permitted on the south property line exceeds that allowed with the Village's standard residential zoning districts.
    - Minimum setbacks adjacent to the Green Belt, maximum building heights, and other dimensional standards will be pursuant to the one or more Specific Implementation Plans later provided for this development, and in line with the conceptual plans and elevations included with this General Development Plan.
- Parking
  - o Required 100 Spaces
  - o Provided - 232 Spaces
- Total Lot size –
  - o Total building and Hard surface –
  - o Total greenspace
    - The maximum permitted density of some proposed components exceeds that allowed within the Village's standard residential zoning districts. Approx. an additional 17% of the site will remain in permanent open space to provide for the significant stormwater needs and provide recreational (trail) corridors.

### Workforce Apartments Project

- (5) 2 Story Buildings
  - o 118 Total Units
    - Private Porches
    - Indoor Parking Available
      - Studio Unit – 500 Sqft
      - 1 Bdrm. Unit – 700 Sqft.
      - 2 Bdrm. Unit – 1000 Sqft.
  - o Community Room
  - o Leasing Office
  - o Bulk Mail Storage
- Setbacks
  - o North Property Line – 8'
  - o South Property Line – 25'
  - o East Property Line – 8'
  - o West Property Line – 25'
    - The setbacks permitted on the north and east property lines exceeds that allowed with the Village's standard residential zoning districts.



### Senior Independent Living Apartments Project

- 3 Story Building
  - o 70 Total Units
    - Private Porches
    - Indoor Parking Available
      - Studio Unit – 600 Sqft.
      - 1 Bdrm. Unit – 800 Sqft.
      - 2 Bdrm. Unit – 1200 Sqft.
- Setbacks
  - o North Property Line – 150'+
  - o South Property Line – 25'
  - o East Property Line – 150'+
  - o West Property Line – 150'+
- Parking
  - o Required – 101 Spaces
  - o Provided – 101 Spaces
- Total Lot size – 214,100 sqft (4.91 Acres)
  - o Total building and Hard surface – 54,850 sqft – 26%
  - o Total greenspace - 159,450 sqft. – 74%

### Daycare Building Project – Option A

- 1 story
  - o 12,000 sqft.
  - o Fenced-in Outdoor Play Area
- Setbacks
  - o North Property Line – 15'
  - o South Property Line – 67'
  - o East Property Line – 92'+
  - o West Property Line – 83'+
- Parking
  - o Required – 52 Spaces
  - o Provided – 52 Spaces
- Total Lot size – 85,140 sqft. – (1.95 Acres)
  - o Total building and Hard surface – 37,830 sqft. – 44%
  - o Total greenspace – 47,310 sqft. -56%

### Market Rate Apartments Project – Option B

- 3 Story Building
  - o 40 Total Units
    - Private Porches
    - Indoor Parking Available
      - Studio Unit – 600 Sqft.
      - 1 Bdrm. Unit – 800 Sqft.
      - 2 Bdrm. Unit – 1200 Sqft.
    - Bulk Mail Storage

- Setbacks
  - North Property Line - 25' +
  - South Property Line - 25'
  - East Property Line - 25' +
  - West Property Line - 25' +
- Parking
  - Required - 52 Spaces
  - Provided - 68 Spaces
- Total Lot size - 85,140 sqft. - (1.95 Acres)
  - Total building and Hard surface - 34,040 sqft. - 40%
  - Total greenspace - 51,100 sqft - 60%

## **Project Timeline**

We anticipate starting the construction of the public infrastructure in spring of 2024. The developer's agreement will specifically address any phasing required to get the workforce and condos sites ready. The workforce apartments and condos will follow infrastructure in the summer of 2024, with an 8-10-month construction schedule. Market Rate will follow in fall/winter of 2024 and Senior Independent Living will follow in spring/summer of 2025. Daycare building's (Option A) construction starts when the lease is finalized. Market Rate Apartment project's (Option B) construction will follow in spring/summer of 2025.

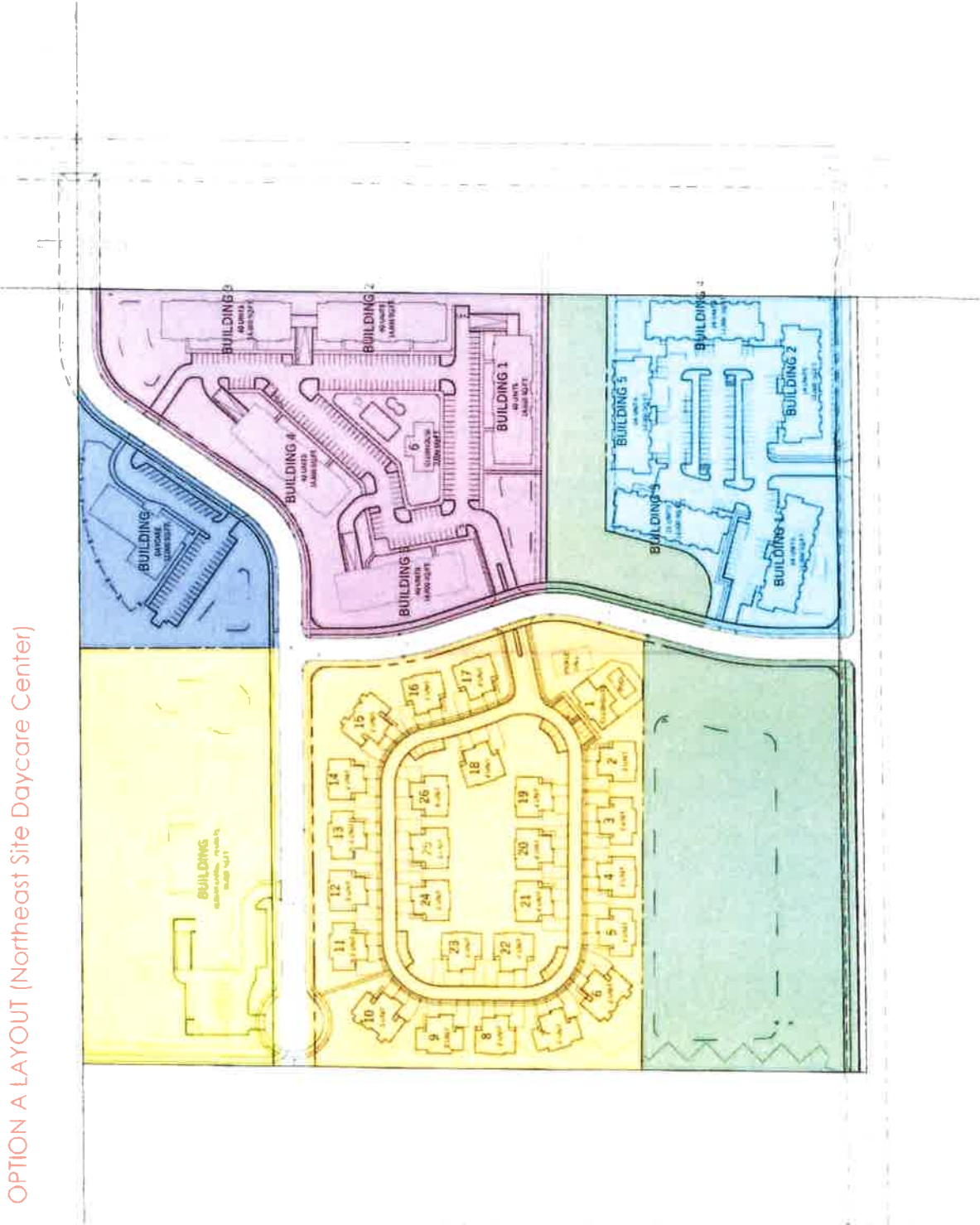
### **Contacts:**

**Owner:** HC. Property Group  
Verona, WI 53593  
Contacts: Jason Hughes – (608)358-0984  
James Chancellor – (608) 279-5584  
Brian Rykal – (608) 235-0080  
Emails: [jason@hughesflooring.com](mailto:jason@hughesflooring.com), [James@homecomforthearc.com](mailto:James@homecomforthearc.com), [brian.rykal@gmail.com](mailto:brian.rykal@gmail.com)

**Architect:** Madisen Maher Architects  
209 South Second Street, Suite 102  
Milwaukee, WI 53204  
Contact: Ryan Thomas  
Phone: 414.651.7310  
Email: [ryan@madisenmaher.com](mailto:ryan@madisenmaher.com)

**Civil Engineer:** Wyser Engineering  
300 East Front Street  
Mount Horeb, WI 53572  
Contact: Adam Watkins, PE  
Phone: (608) 513-6718  
Email: [adam.watkins@wyserengineering.com](mailto:adam.watkins@wyserengineering.com)

OPTION A LAYOUT (Northeast Site Daycare Center)

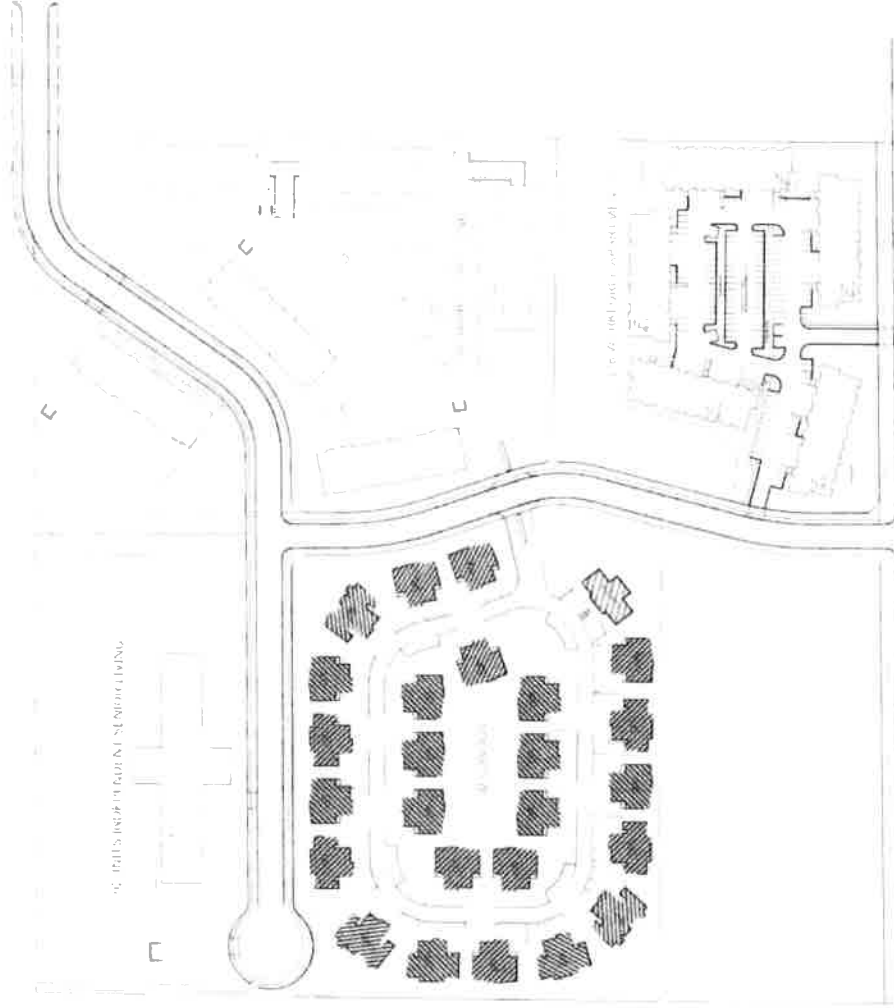


PRAIRIE FIELDS PRIVATE LOT  
DEVELOPMENT  
VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WI

**URGERS HOTLINE**  
Tel: 708.650.2424 FAX: 708.650.2771  
www.urgers.com

C100

OPTION B LAYOUT (Northeast Lot Market Rate Apartments)



OVERALL SITE PLAN 1" = 80'-0"



PRAIRIE FIELDS  
MASTER PLAN

DATE: 10/15/2014  
PROJECT: PRAIRIE FIELDS  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1" = 80'-0"  
SHEET NO. 11 OF 12

OVERALL  
SITE PLAN

C1.00



PRAIRIE FIELDS PRIVATE LOT  
DEVELOPMENT  
VILLAGE OF PRAIRIE CL SAUK COUNTY WI

**DESIGN** **NOTICE**  
Call Free (800) 242-8871 or 911  
www.DigitalNotice.com

C200

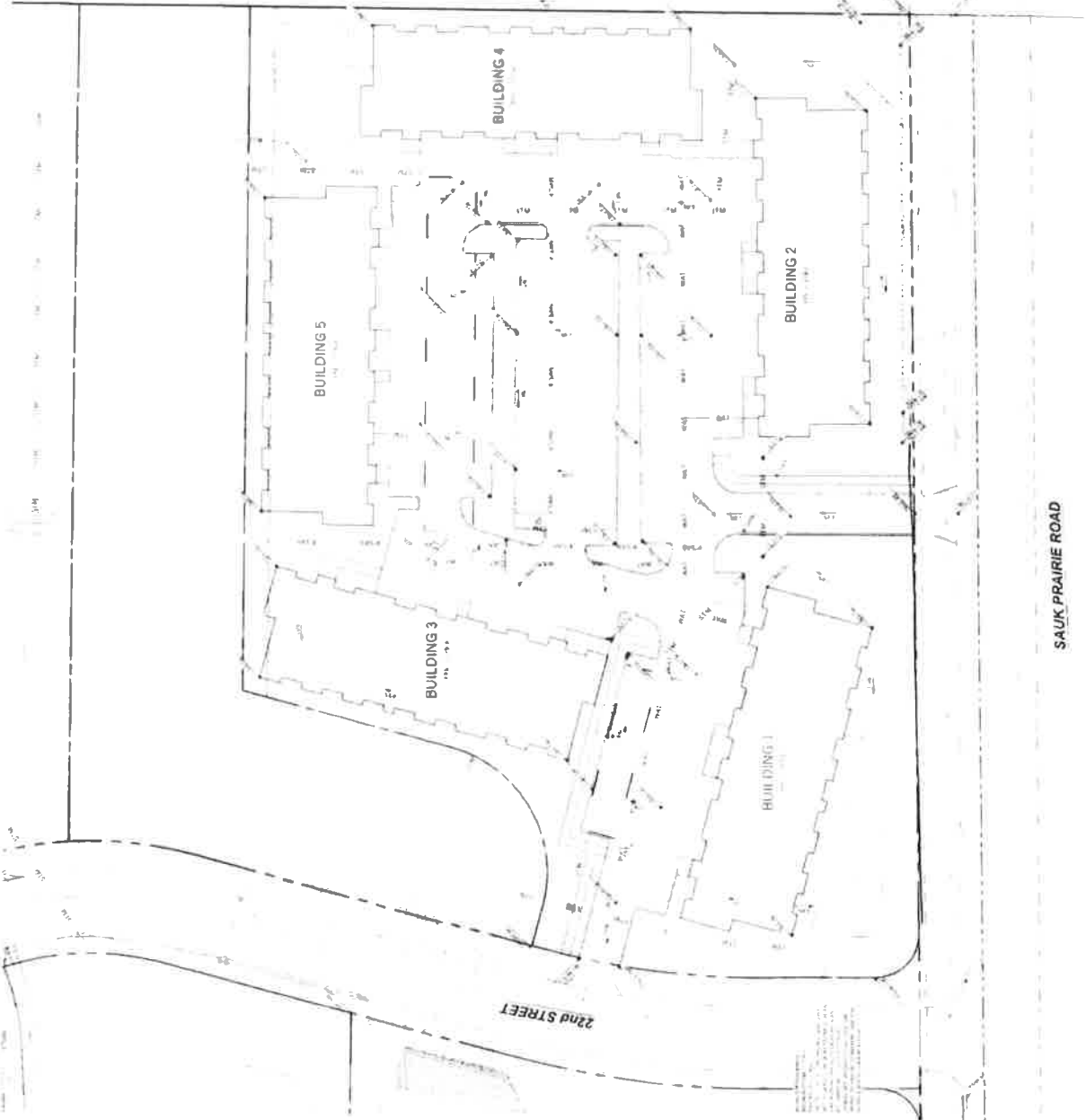


PRAIRIE FIELDS PRIVATE LOT  
DEVELOPMENT  
VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WI

C201



1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.  
4. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
5. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE.  
6. ALL CEILING HEIGHTS ARE 10' UNLESS NOTED OTHERWISE.  
7. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
8. ALL EXTERIOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
9. ALL UTILITIES ARE TO BE LOCATED AND DEPTH DETERMINED BY THE ARCHITECT.  
10. ALL MEASUREMENTS ARE TO BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.  
11. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
12. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.  
13. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
14. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE.  
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19. ALL MEASUREMENTS ARE TO BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.  
20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



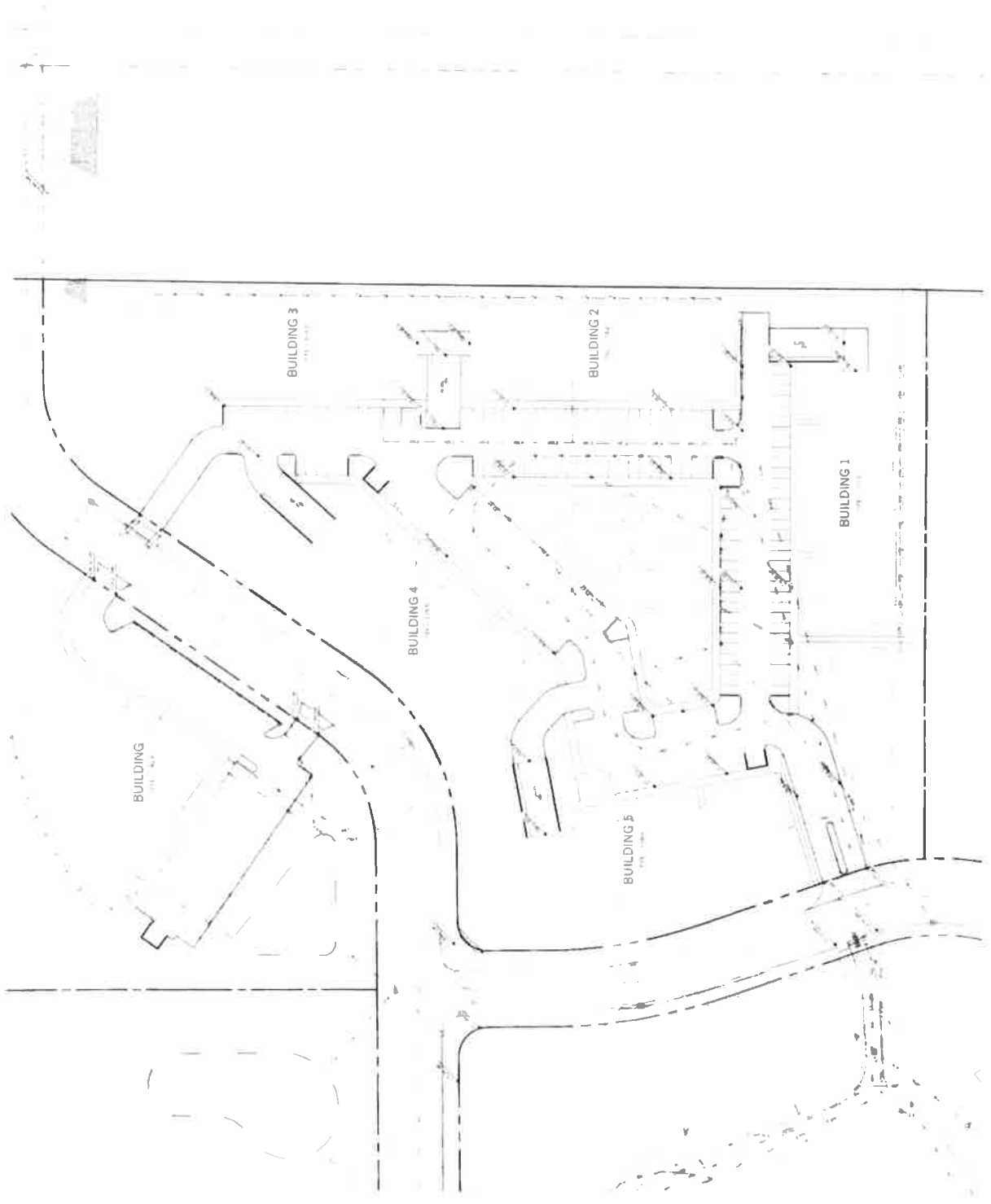
2nd STREET

SAUK PRAIRIE ROAD



PRAIRIE FIELDS PRIVATE LOT DEVELOPMENT  
 VILLAGE OF PRAIRIE DU SAC, SASK. COUNTY, WI  
 C203

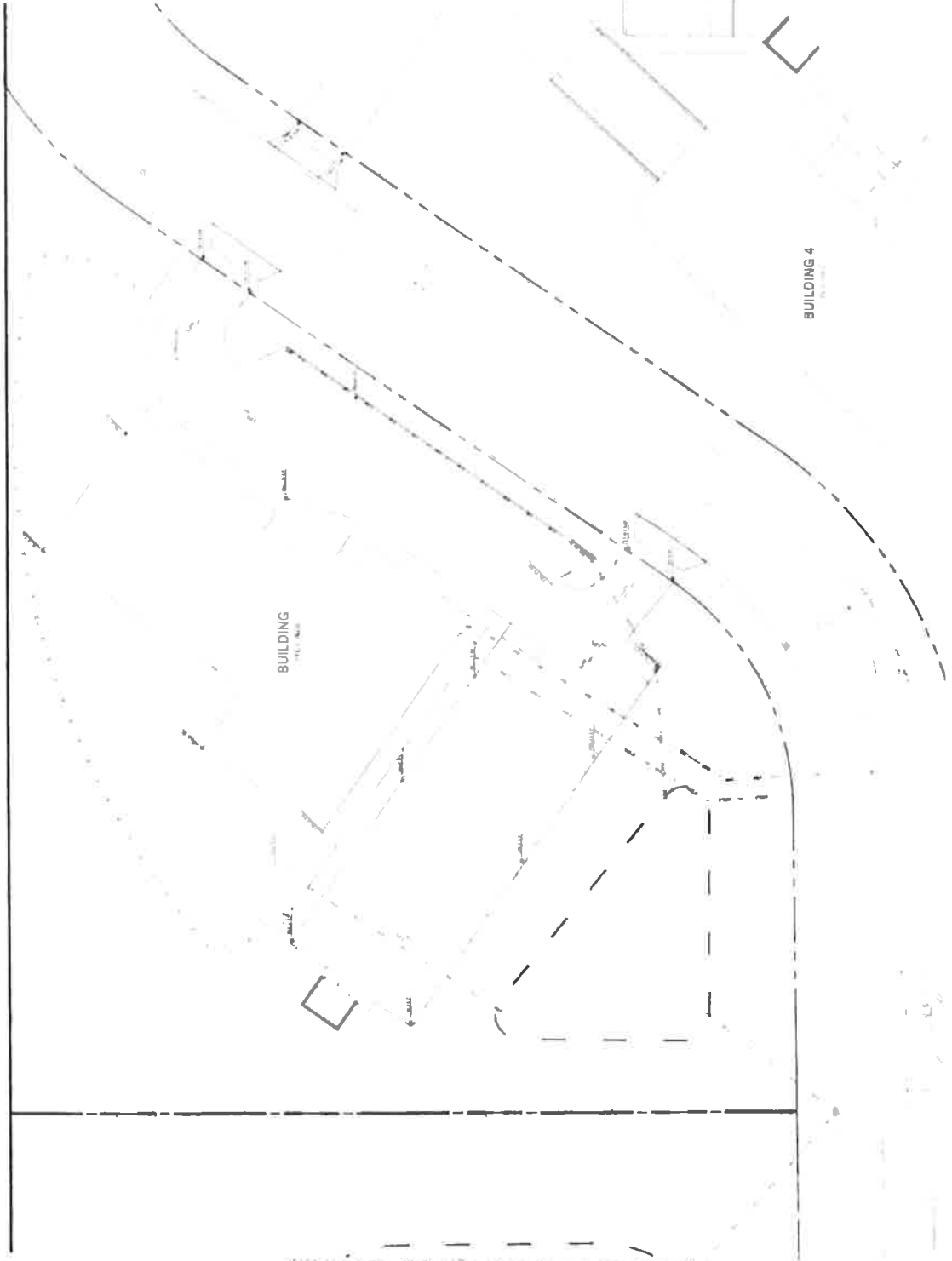
**DETAILS HOTLINE**  
 Toll Free (800) 242-8571 ext. 811  
 www.DigitalHotline.com





PRAIRIE FIELDS PRIVATE LOT  
DEVELOPMENT  
VILLAGE OF PRAIRIE DU SAC SAUK COUNTY, WI

C203

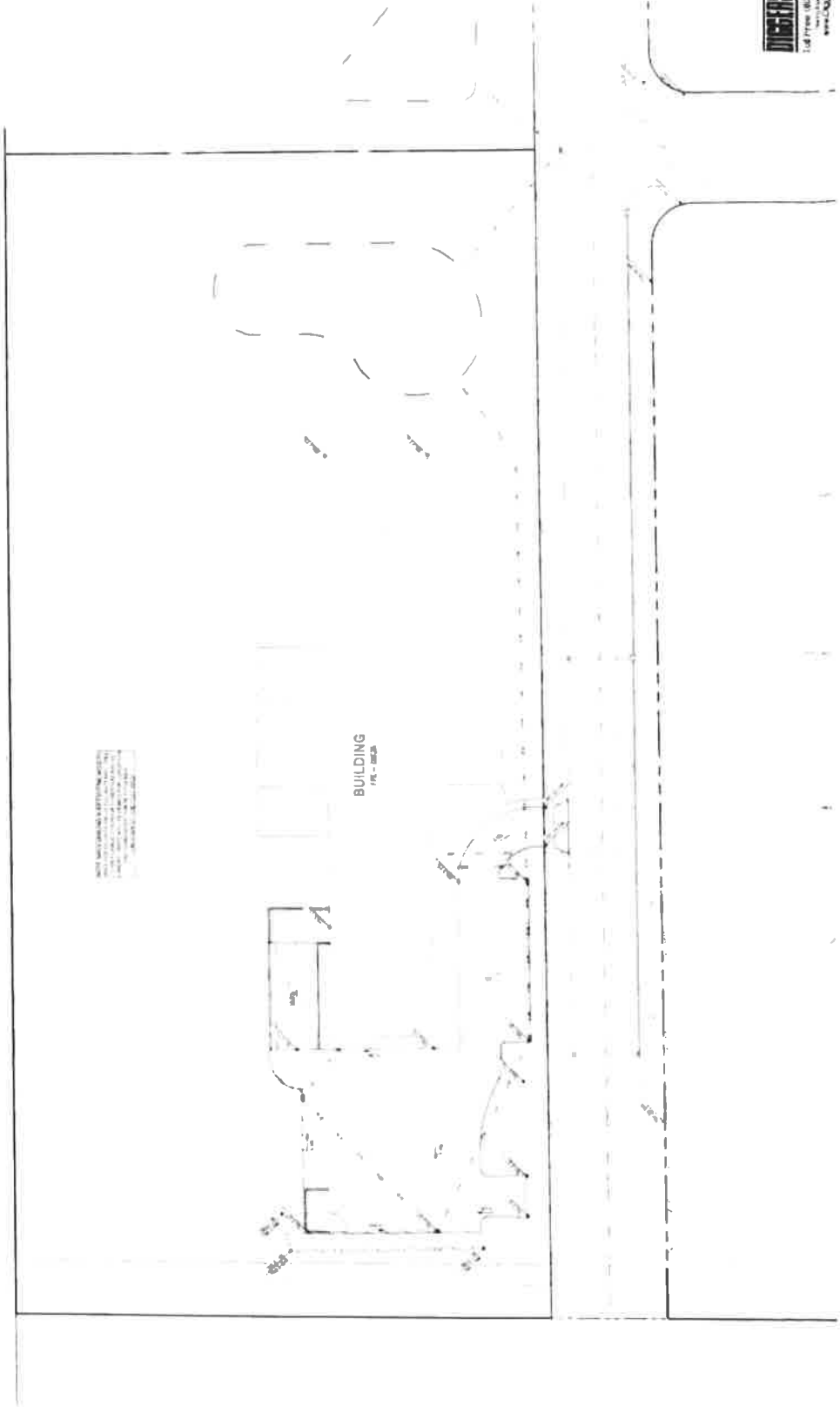




PRAIRIE FIELDS PRIVATE LOT  
DEVELOPMENT  
VILLAGE OF PRAIRIE DU SAC SAUK COUNTY, WI

0 10 20 30

C204



NOT TO SCALE  
SEE EXHIBIT A FOR  
DIMENSIONS  
DATE: 10/15/10

BUILDING  
FIG. 100-203



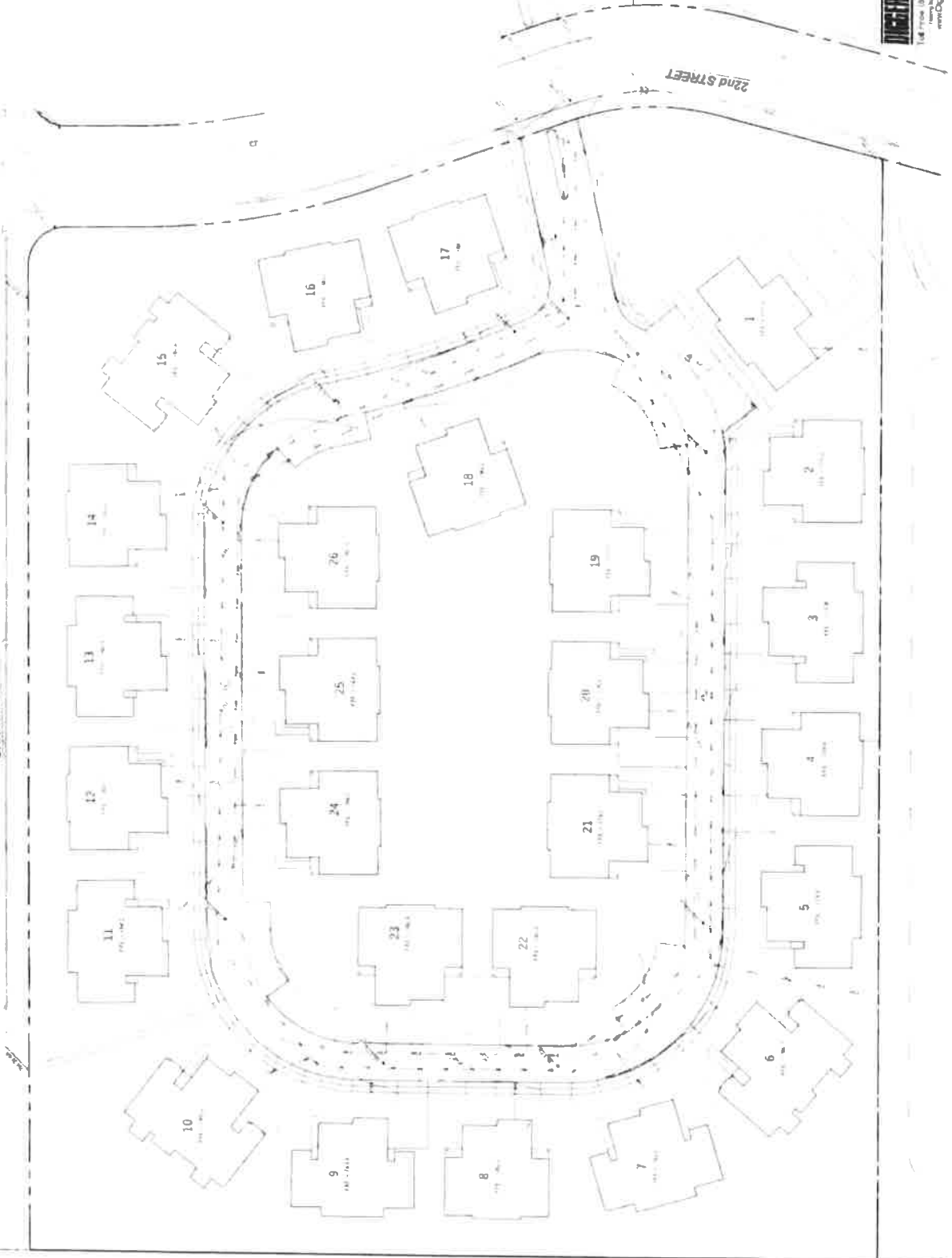
PRAIRIE FIELDS PRIVATE LOT  
DEVELOPMENT  
VILLAGE OF PRAIRIE DU SAC SAUK COUNTY, WI

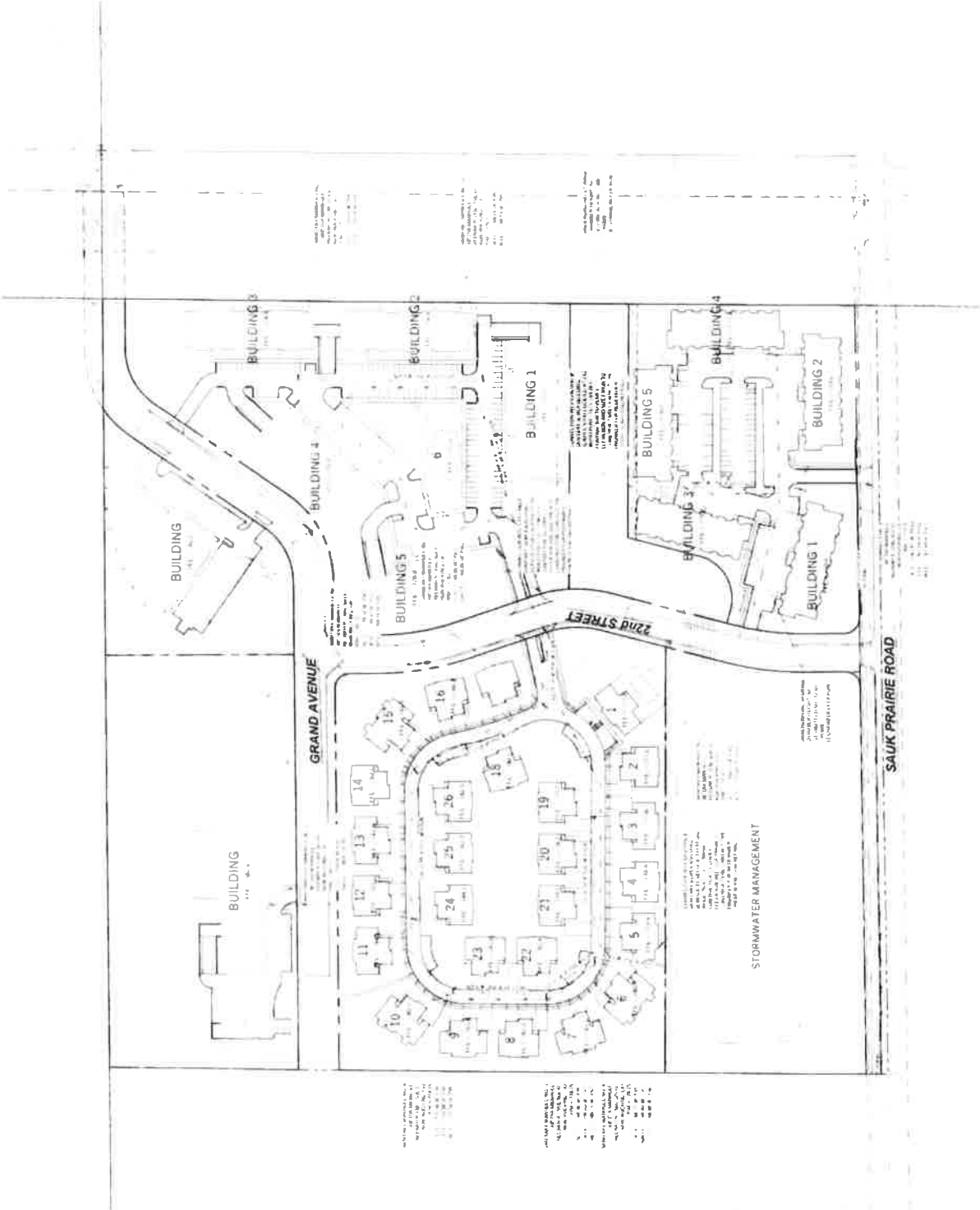


C205

GRAND AVENUE

2nd STREET






PRAIRIE FIELDS PRIVATE LOT DEVELOPMENT  
VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WI

**DISERS** **DOTLINE**  
Total Price: \$600.00  
www.digpenetrol.com

C300

	PRAIRIE FIELDS PRIVATE LOT DEVELOPMENT I	VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WI	SHEET NO. C201
	DATE: 11/15/2011	PROJECT NO. 11-001	SCALE: 1/8" = 1'-0"



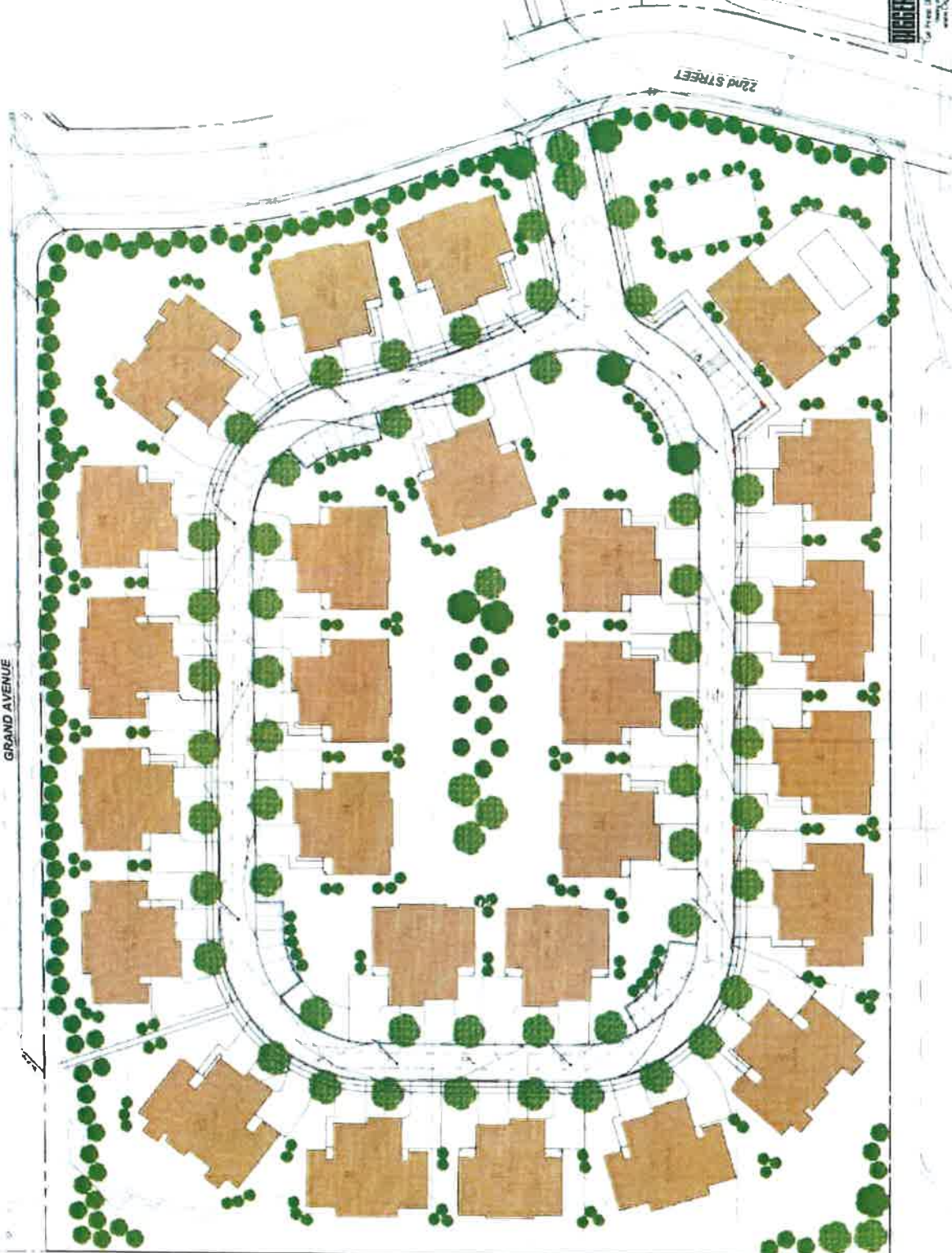
**WISCONSIN REGISTERED ARCHITECT**  
 Tel: 715.833.4444 or 800.444.4444  
 www.dugganarchitect.com





PRAIRIE FIELDS PRIVATE LOT  
DEVELOPMENT  
VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WI

Project Name	PRAIRIE FIELDS PRIVATE LOT DEVELOPMENT
Project Number	2011-010
Scale	1" = 40'
Date	11/11/11
Drawn By	WJS
Checked By	WJS
Project Manager	WJS
Client	WJS
Sheet Number	C205



**WISCONSIN**  
**ONLINE**  
For Free 300 242 8821 or 888 888 8888  
www.dgs.wisconsin.gov



PRairie Fields Private Lot  
Development

Village of Prairie Du Sac, Sauk County, WI

Project Name	PRairie Fields Private Lot Development
Project No.	2018-001
Scale	1" = 40'
Date	10/20/18
Sheet No.	C202



**DIGGERS • NOTLINE**  
 Total Free (800) 242-8601 ext. 811  
 1000 W. Wisconsin Ave., Suite 100, Janesville, WI 53501  
 www.diggersnotline.com

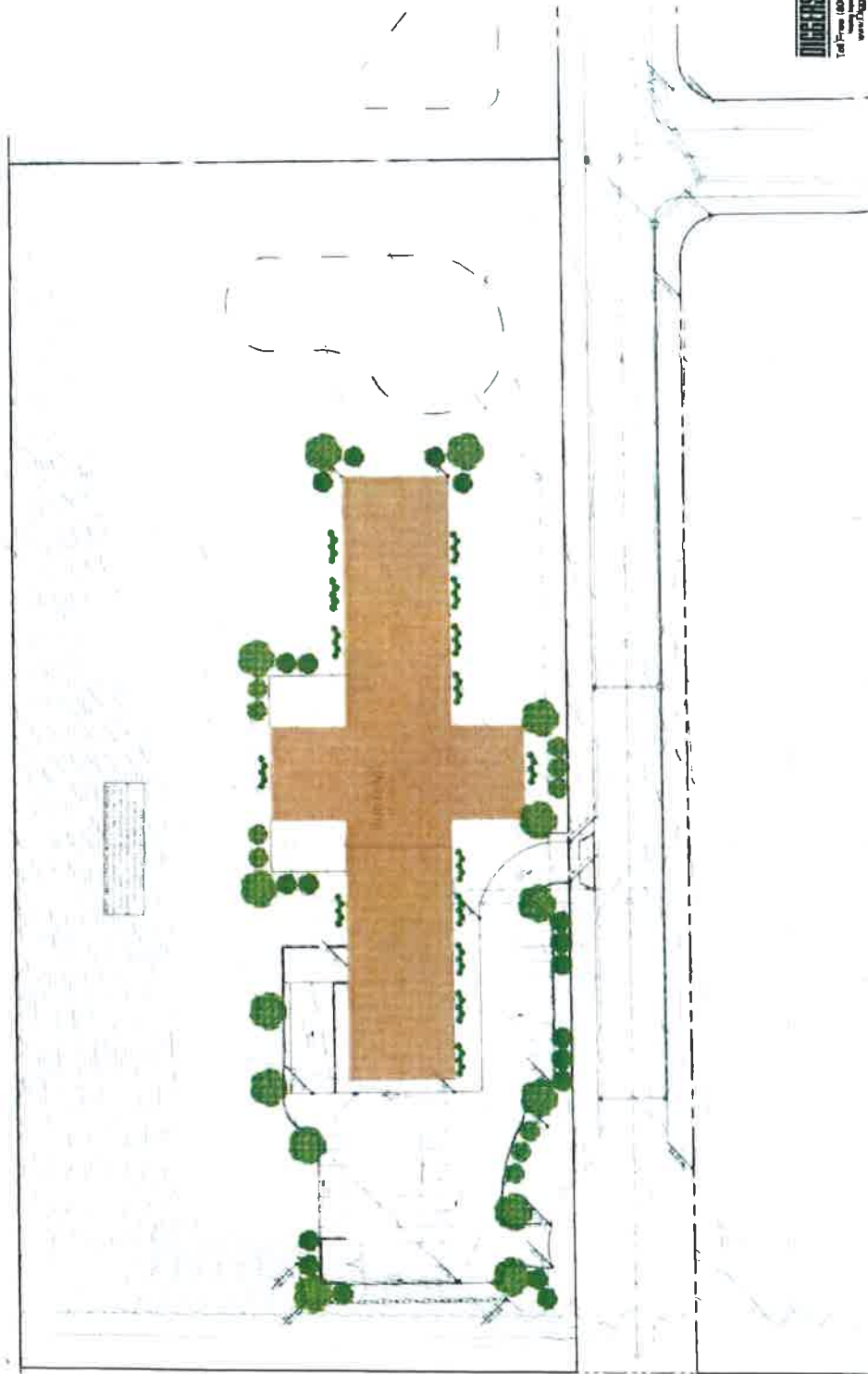




PRAIRIE FIELDS PRIVATE LOT  
 DEVELOPMENT  
 VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WI

Scale	1" = 20'
Date	11/15/2011
Sheet	C204
Project	Prairie Fields Private Lot Development
Client	Village of Prairie du Sac
Location	Sauk County, WI

**OUTLINE**  
 Tel: (608) 242-4811  
 www.fugere@fugere.com



1. Building Footprint  
 2. Landscaping  
 3. Driveway/Parking Area

<b>WYSER</b> ENGINEERING	PRAIRIE FIELDS PRIVATE LOT DEVELOPMENT VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WI	SHEET NO. C203 DATE: 12/10/2023
	PROJECT NO. 2023-001 DRAWN BY: J. WYSE CHECKED BY: J. WYSE	SCALE: 1" = 40'



**SCREENS - TITLINE**  
 (877) 800-2428  
 www.screens-titline.com





1000 N. 1st St.  
 Suite 100  
 Lincoln, NE 68502  
 (402) 441-1000  
 www.marchitects.com

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 Suite 100  
 Lincoln, NE 68502  
 (402) 441-1000  
 www.marchitects.com

PRAIRIE FIELDS  
 DEVELOPMENT

ARCHITECT  
 MARCHITECTS

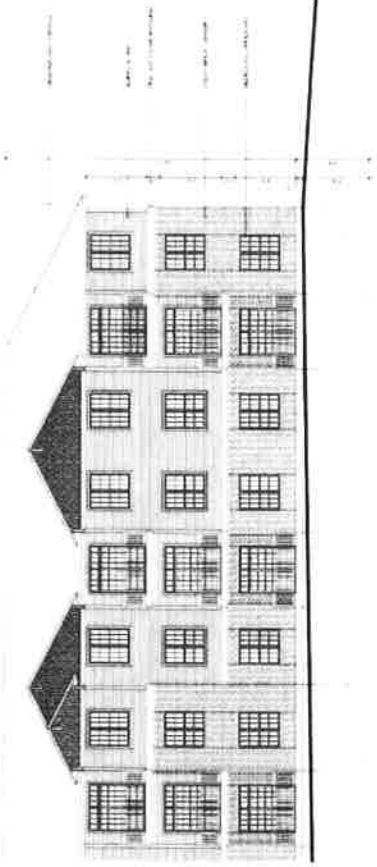
DATE: 10/15/14  
 PROJECT: PRAIRIE FIELDS DEVELOPMENT  
 SHEET: TYPICAL ELEVATIONS  
 SCALE: AS SHOWN

DATE: 10/15/14  
 PROJECT: PRAIRIE FIELDS DEVELOPMENT  
 SHEET: TYPICAL ELEVATIONS  
 SCALE: AS SHOWN

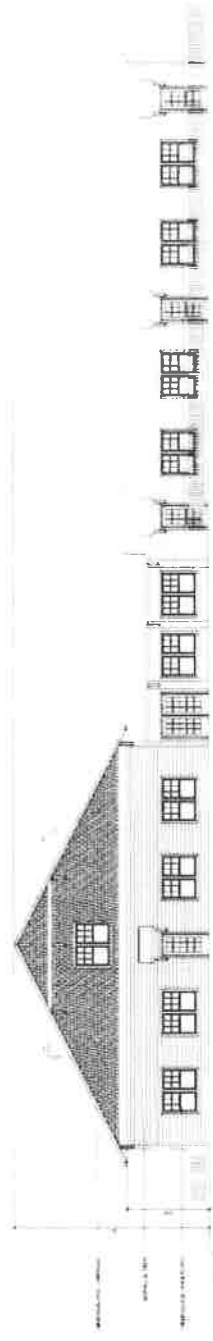
TYPICAL  
 ELEVATIONS  
 A2.00



TYP. WORKFORCE APARTMENTS



TYP. MARKET RATE & SENIOR INDEPENDENT  
 LIVING APARTMENTS



DAYCARE BUILDING

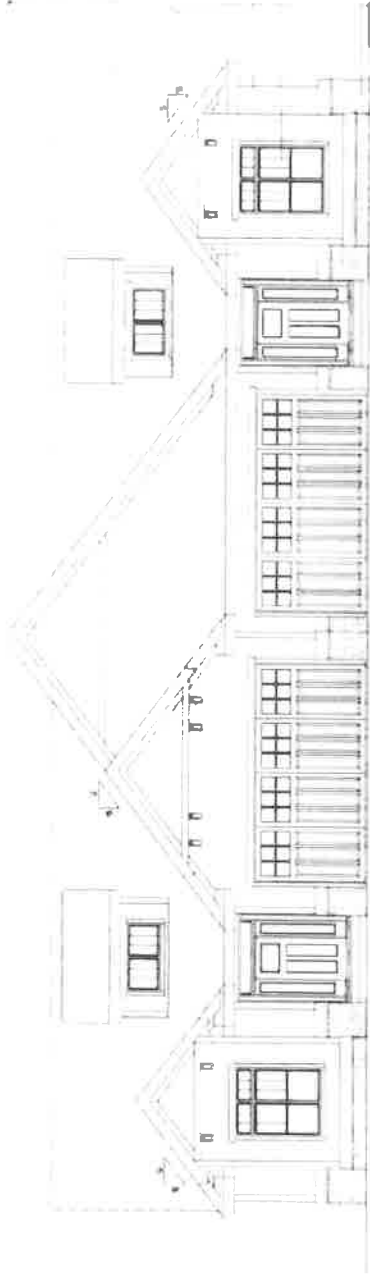


PRAIRIE FIELDS  
DEVELOPMENT

DIMENSIONAL SHINGLE

SIDING & TRIM  
FIBERGLASS WINDOWS

STONE VENEER



FRONT ELEVATION

TYP. CONDOS ELEVATIONS



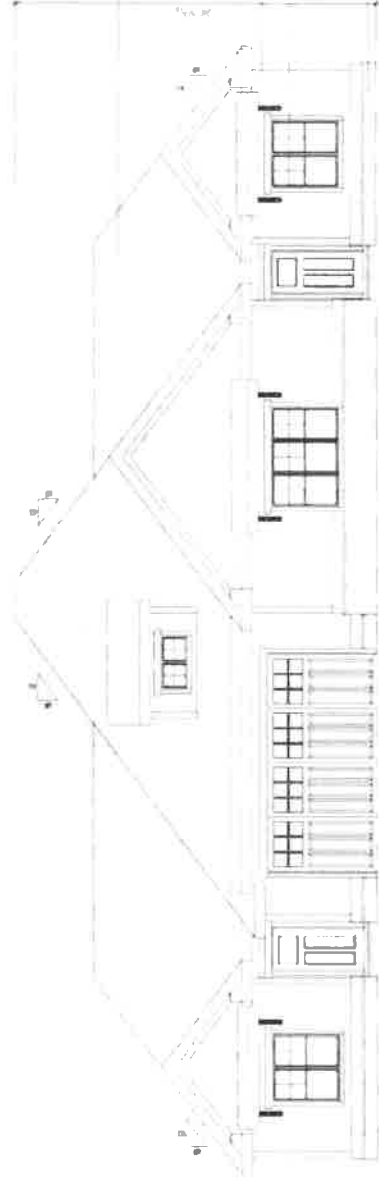
TYPICAL  
CONDO  
ELEVATIONS

A2.00

DIMENSIONAL SHINGLE

SIDING & TRIM  
FIBERGLASS WINDOWS

STONE VENEER



FRONT ELEVATION

TYP. CONDOS ELEVATIONS

Submitted 12/11/23

## Prairie Fields Development – Exterior Materials

### Siding Material

- Front LP Smartside Lap Siding, 4" Profile or equal , Color – Gray



- LP Smartside Shakes, 4" profile or equal , Color – Gray



- 
- 
- Sides and Rear
  - Cedar Knolls Vinyl Siding, D4 Clapboard profile or equal, Color – Granite



**Stone Material for Condos**

- Stafford Stone Blend or equal



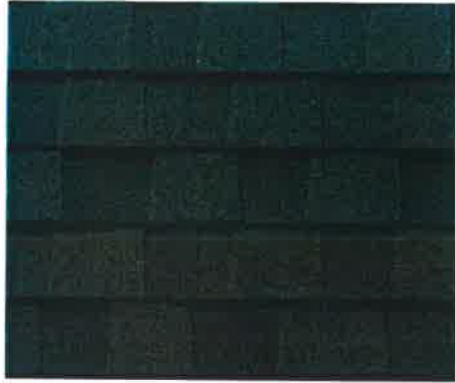
**Overhead Garage Door for Condos**

- Clopay Doors
  - o Model 4138 or equal – Color – Simulated Wood Grain



## Roof Material

- CertainTeed Landmark Dimension Shingle or equal, Moire Black



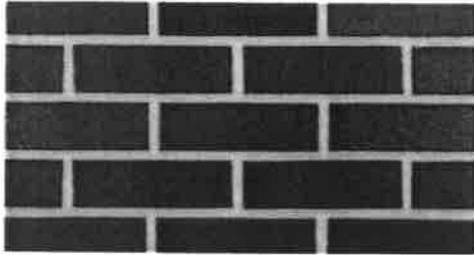
## Windows

- Alliance - Windgate Vinyl Windows or equal , color – white



**Brick for Martket Rate & Senior Independent Living**

- Glen Gery – Utility – Ebonite Smooth or equal, Color - Charcoal



- Glen Gery – Utility – Sandcastle or equal, Color - Cream





1000 N. LAUREL ST.  
CHICAGO, IL 60610  
TEL: 312.467.1000  
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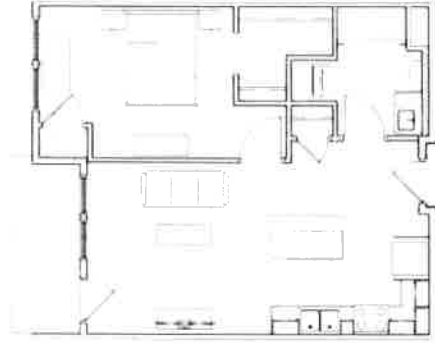
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## PRAIRIE FIELDS DEVELOPMENT

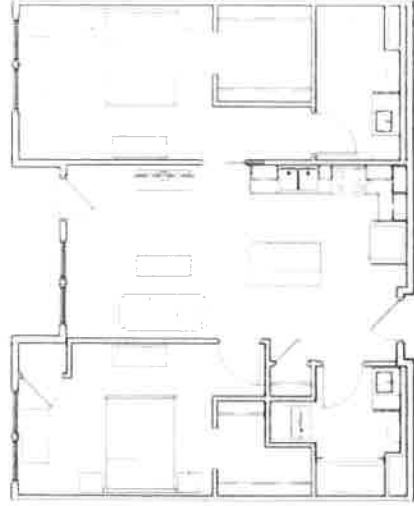
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**STUDIO**  
500 SQFT.  
\$850



**1-BR**  
700 SQFT.  
\$1050



**2-BR**  
1000 SQFT.  
\$1250

1000 N. LAUREL ST.  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.MARCHITECTURE.COM

UNIT TYPE	SQ. FT.	RENT
STUDIO	500	\$850
1-BR	700	\$1050
2-BR	1000	\$1250

## WORKFORCE UNIT TYPES

WORKFORCE  
UNIT TYPES

# A1.10

