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ORDINANCE NO. 3, SERIES 2024

ORDINANCE APPROVING AN AMENDED GENERAL DEVELOPMENT PLAN FOR  
THE PRAIRIE FIELDS DEVELOPMENT  
RE: PARCEL #172-1109-00000 (SAUK PRAIRIE SCHOOL DISTRICT)

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WHEREAS, on February 13, 2024, the Village Board of the Village of Prairie du Sac ("Board") adopted Ordinance No. 1, Series 2024, which rezoned with a delayed effective date the 39 acres of current Parcel #172-1109-00000 that are not in public right-of-way (the "Property", as depicted in Exhibit 1) from the A-H Agricultural Holding zoning district to the ND Neighborhood Development district, and approved a General Development Plan ("GDP") associated with the rezoning to ND with said GDP intended to facilitate a predominantly or exclusively mixed residential neighborhood called Prairie Fields; and

WHEREAS, HC Property Group LLC (the "Applicant"), with consent of the current land owner (Sauk Prairie School District), has made application to the Village for an amended GDP for the Property and Prairie Fields, consisting of the plans and documents listed in Exhibit 2, mainly to provide additional development options for northeastern lots in the neighborhood, as further described in the amended GDP; and

WHEREAS, the Applicant also intends to subdivide the Property, the Board on February 13, 2024 approved the Preliminary Plat of Prairie Fields via Resolution No. 02-13-2024(a), and the Applicant has applied for Final Plat approval; and

WHEREAS, following a duly noticed public hearing, the Village of Prairie du Sac Plan Commission on August 5, 2024 recommended that the Village Board approve the amended GDP subject to conditions; and

WHEREAS, the Board has determined that the amended 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:

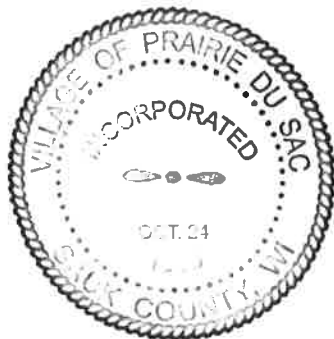
- I. Permanent Zoning of Territory. The zoning of the Property shall continue to be governed by Sections I, III, and IV of Ordinance No. 1, Series 2024.
- II. Approval of Amended General Development Plan. The amended GDP for the Property under its ND zoning designation, as listed in Exhibit 2, is hereby approved pursuant to Sections 10-1-1107 and 10-1-1003 of the Code, replacing the GDP approved via Ordinance No. 1, Series 2024, subject to the following conditions:
  1. Prior to its recording, the amended GDP as listed in Exhibit 2 shall be further changed as follows:
    - a. Number each page, include a revised date, and remove red from certain text.

- b. Remove from its page 3 the words "Minimum setbacks adjacent to the Green Belt,".
  - c. Remove from its page 4 the sentence that begins "The maximum permitted density...".
  - d. Page 5: change setback from south line to that shown on "Option B" map for Site B1.
  - e. Page 6: change setback from south line to southeast property line, and to the setback represented on the "Option B" map for site/option B2.
  - f. Page 7: change "Option A" to "Site/Option A2" and "Option B" to "Site/Option B2", and add "Other development options for plat Lot 3 may be built on a different timeframe."
  - g. On its "Option A" and "Option B" maps, remove path across north edge of west stormwater outlot, and label the eastern "Stormwater Management/Trail Outlot".
2. Within 90 days following Board approval of this Ordinance, the applicant shall record the amended 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.
  3. Prior to the commencement of construction and issuance of any building permit, one or more Specific Implementation Plans (SIPs) shall be submitted to and approved by the Village. GDP approval shall not make permissible any proposed uses until a SIP is approved for that component.
  4. The applicant's SIP submittal(s) shall address and include recommendations included in the July 30, 2024 memo of the Village Planner, Final Plat approval waivers, and SIP submittal requirements in Section 10-1-1005 of the zoning ordinance.

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

Adopted this 22<sup>nd</sup> day of October, 2024.

Published this 31<sup>st</sup> day of October, 2024.

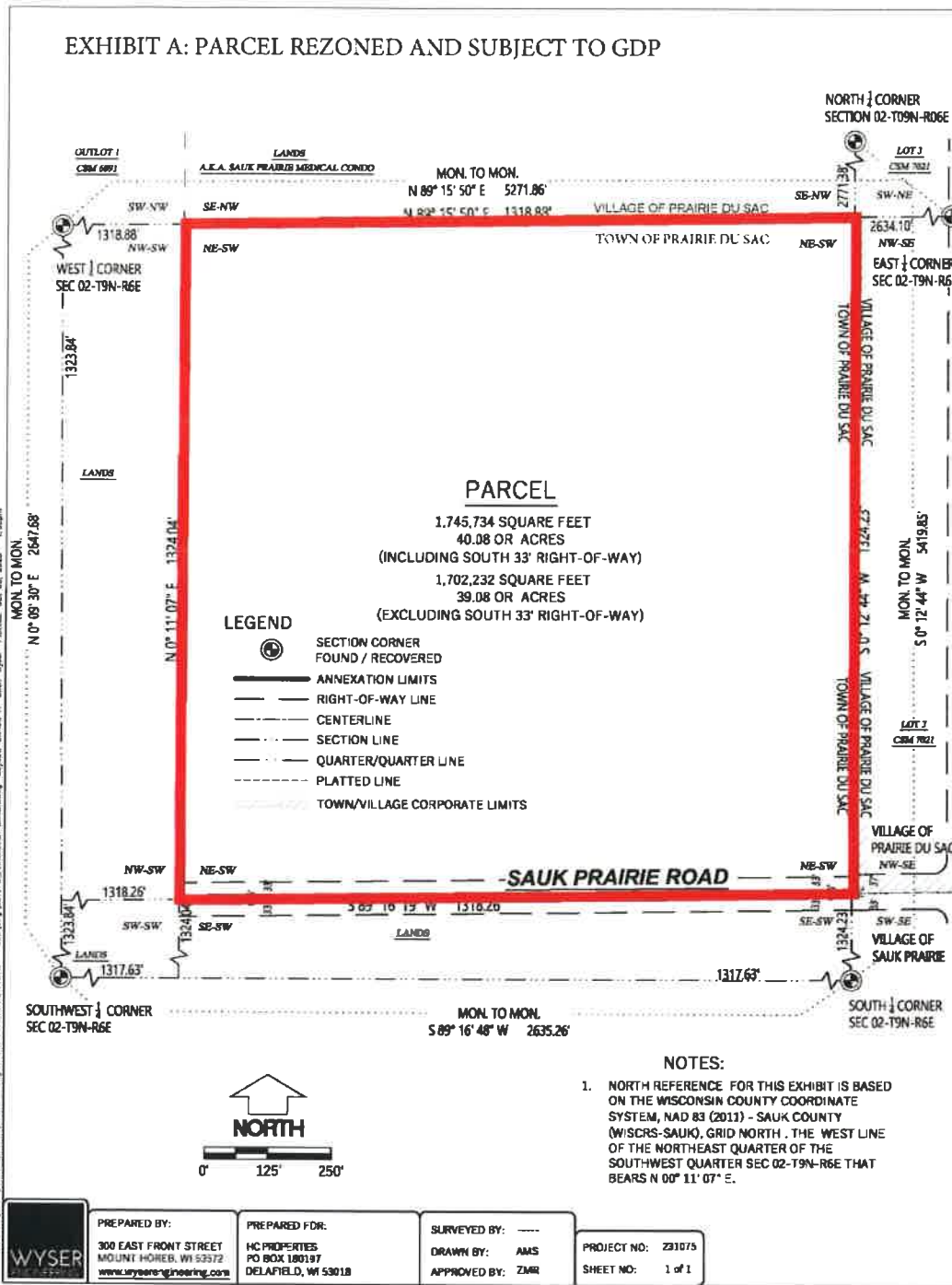


Village of Prairie du Sac, WI

Andrew Strathman  
Village President

Niki Conway  
Village Clerk

Exhibit 1: Property



## EXHIBIT 2: AMENDED GDP

The amended GDP consists of the following plans and other documents, on file with the Village, subject to final changes described in Section II of this Ordinance:

1. Letter from Madisen Maher Architects (Narrative), dated 7/18/24
2. Final Plat, dated 7/18/24
3. Overall Site Plan – Option A (Sheet C1.00), dated 7/18/24
4. Overall Site Plan – Option B (Sheet C1.00), dated 7/18/24
5. Typical Condo Elevations (Sheet A2.00), dated 12/08/23
6. Typical (Apartment and Daycare) Elevations, dated 12/08/23
7. Workforce and Market Rate Unit Types/Layouts (Sheets A1.10 & A1.20), dated 12/08/23
8. Exterior Material Typicals, submitted 12/11/23
9. This Ordinance



Aug 16<sup>th</sup>, 2024

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

**RE: General Development Plan Amended**

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

**Project Program Details**

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

Total size of environmental corridor/partial stormwater management required – 311,454 sqft. – (7.15 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 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 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 between 276 and 480 housing units. Based on the unit mix, between 552 and 960 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 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.

- o 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.
- o HC Properties has had several conversations with the Executive Director of Sauk Prairie Area Chamber of Commerce, Tywana German, about the need for more housing in the village. She has referenced numerous 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 condominiums are the logical first step, with market rate and senior independent housing to follow support the needs of the growing community.
- o The financing for the project will come from a combination of private banking, TIF financing, and Grants.
- o The developer's expectations for organization structure are as follows.
  - o The Workforce apartments are to be developed, owned, and managed by HC Property Group LLC.
  - o The condos will be developed and sold by HC Property Group LLC. and managed by a condo association.
  - o At this time, the plan for the Senior Independent Living Apartments and any future Market-rate apartments will be to have an outside group, TBD. develop, own, and manage the project.
  - o If built, the ownership and management of the Daycare facility TBD.
- o A map is provided to show the current zoning around the proposed project.
- o A site inventory and analysis map is provided in the preliminary plat civil drawings.
- o A conceptual neighborhood development plan is provided in the civil and arch. drawings.
- o A preliminary analysis and map showing proposed utility and stormwater management is provided in the civil drawings.
- o Schematic architectural plans are provided in the architectural drawings.
- o Landscaping and Lighting are proposed to meet all Village ordinance requirements and 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.
- o To address the Village's woodland and mature tree requirements, the developer commissioned the Certified Arborist Tree Evaluation (3/31/24). That evaluation determined that the grove of trees at the northwest corner of the development site does not meet the definition of a 'woodland' by Village ordinance due to the predominance of small caliper and invasive trees and shrubs. That evaluation identified 10 non-invasive trees that meet the Village definition of 'mature' trees. Due to soil balancing and grading requirements, the developer proposes to remove all trees and shrubs from this area. By ordinance, 3 of these 10 mature trees may be removed with mitigation. The remaining 7 must be replaced with new trees of at least 3" caliper, in addition to meeting normal Village landscaping requirements. The evaluation contains recommendations for replacement trees.
- o 18% of the site will remain in permanent open space to provide significant stormwater needs and provide recreational (trail) corridors.

**Note:** The following breakdowns suggest that the development program for the project as represented on the option maps that follow, that any combination of options A1, A2, B1, or B2 may be develop on the associated sites; and any permitted or conditional use with the Village's B-N, O-R, or I-I districts may be developed on final plat Lot 3 subject to appropriate Village approvals.

### **Condo Project – Phase 1**

- (26) 2 Story Buildings
  - o 52 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.
    - 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 - 104 Spaces
  - o Provided - 241 Spaces
- Total Lot size – 400,527 sqft. (9.19 Acres)
  - o Total building and Hard surface – 215,502 sqft. 54%
  - o Total greenspace – 184,025 sqft – 46%

### **Condo Project – Phase 2 (Option A1)**

- (18) 2 Story Buildings
  - o 36 Total Homes
    - 1763 Total Sqft + Lower Level
      - 2 Stall Garage
      - Partial Exposed Basement
- 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.
    - 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 - 72 Spaces
  - o Provided - 162 Spaces

Total Lot size – 308,071 sqft. – (7.07 Acres)

- Total building and Hard surface – 152,850 sqft. – 50%
- Total greenspace – 155,221 sqft. – 50%
  - 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

- 118 Total Units
  - Private Porches
  - 40 Indoor Parking Available
  - Studio Unit – 500 Sqft
  - 1 Bdrm. Unit – 700 Sqft.
  - 2 Bdrm. Unit – 1000 Sqft.
- Community Room
- Leasing Office
- Bulk Mail Storage

- Setbacks

- North Property Line – 20'
- South Property Line – 25'
- East Property Line – 8'
- West Property Line – 25'
  - The setbacks permitted on the north and east property lines exceed that allowed with the Village's standard residential zoning districts.
  - 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

- Required – 143 Spaces
- Provided – 187 Spaces

- Total Lot size – 195,679 sqft. – (4.49 Acres)

- Total building and Hard surface – 137,684 sqft – 70%
- Total greenspace – 57,995 sqft. – 30%



### **Market Rate Apartments Project (Option B1)**

- (5) 3 Story Buildings
  - o 200 Total Units
    - Private Porches
    - Indoor Parking Available
    - Studio Unit – 600 Sqft.
    - 1 Bdrm. Unit – 800 Sqft.
    - 2 Bdrm. Unit – 1200 Sqft.
- (1) Community Building
  - o Outdoor Pool
  - o Leasing Office
  - o Bulk Mail Storage
- Setbacks
  - o North Property Line – 25'
  - o South Property Line – 5'
  - o East Property Line – 15'
  - o West Property Line – 25'
- Parking
  - o Required – 260 Spaces
  - o Provided – 379 Spaces
- Total Lot size – 308,071 sqft. – (7.07 Acres)
  - o Total building and Hard surface – 221,238 sqft. – 72%
  - o Total greenspace – 86,833 sqft - 28%

### **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 – 40'+
  - o East Property Line – 140'+
  - o West Property Line – 120'+
- Parking
  - o Required – 116 Spaces
  - o Provided – 116 Spaces
- Total Lot size – 226,947 sqft (5.21 Acres)
  - o Total building and Hard surface – 53,562 sqft – 24%
  - o Total greenspace - 166,934 sqft. – 76%

### **Daycare Building Project – (Option A2)**

- 1 story
  - o 12,000 sqft.

- Fenced-in Outdoor Play Area

- Setbacks

- North Property Line – 15'
- South Property Line – 40'+
- East Property Line – 92'+
- West Property Line – 83'+

- Parking

- Required – 52 Spaces
- Provided – 52 Spaces

- Total Lot size – 95,278 sqft. – (2.19 Acres)

- Total building and Hard surface – 37,830 sqft. – 40%
- Total greenspace – 57,448 sqft. -60%

### **Market Rate Apartments Project – (Option B2)**

- 3 Story Building

- 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 – 95,278 sqft. – (2.19 Acres)

- Total building and Hard surface – 34,040 sqft. – 36%
- Total greenspace – 61,238 sqft. -64%

## Project Timeline

We anticipate starting the construction of the public infrastructure in fall 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 phase 1 will follow infrastructure in the summer of 2025, with an 8–10-month construction schedule. Condo Phase 2 or Market Rate (200 units) will follow in fall/winter of 2025 and Senior Independent Living will follow in spring/summer of 2026. Daycare building's (Site/Option A) construction starts when the lease is finalized. Market-Rate Apartment (40 units) project's (Site/Option B) construction will follow in spring/summer of 2026. Other development options for plat Lot 3 may be built on a different timeframe.

### Contacts:

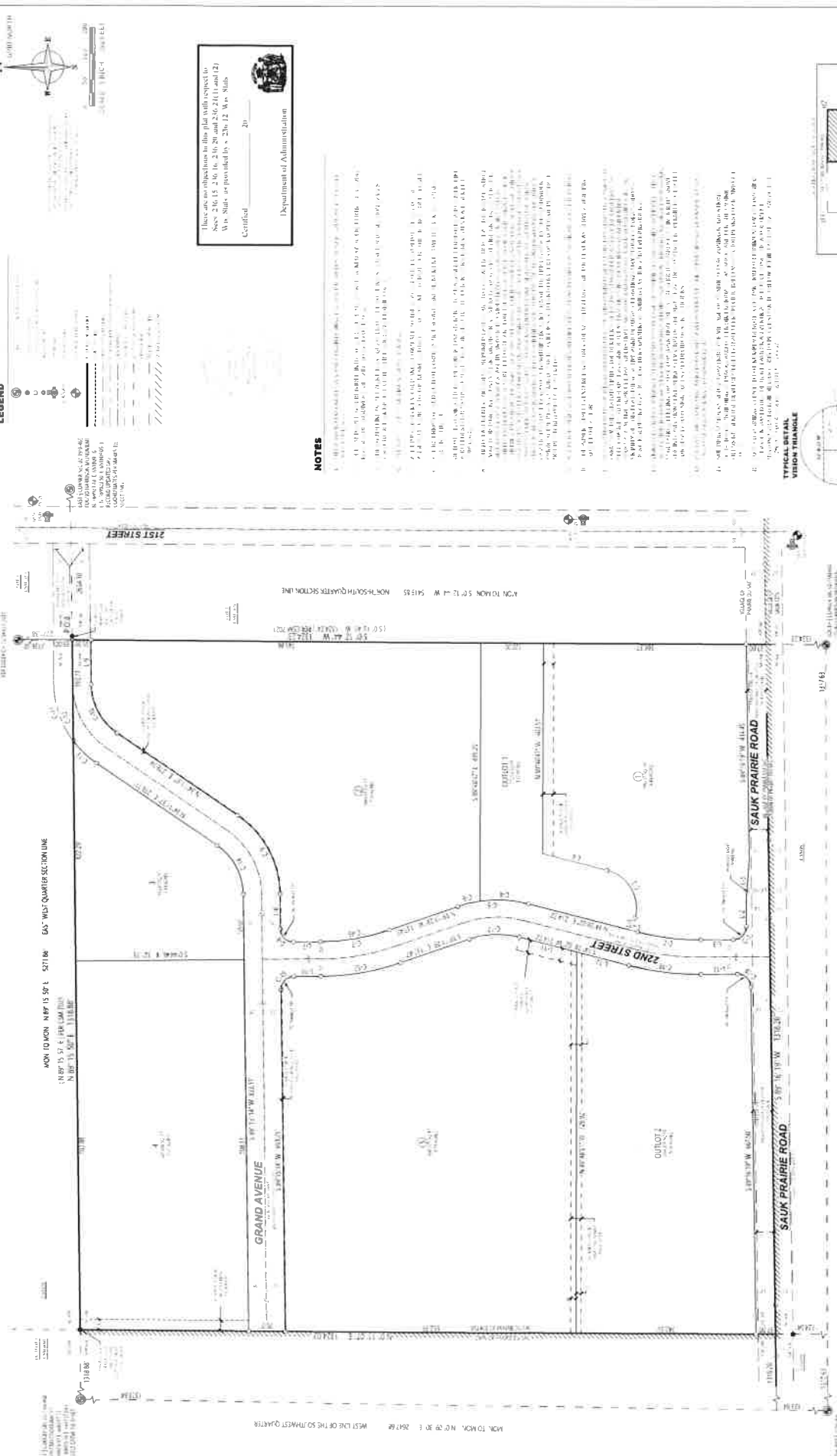
**Owner:** HC. Property Group  
Verona, WI 53593  
Contacts: Jason Hughes – (608)358-0984  
James Chancellor – (608) 279-5584  
Brian Rykal – (608) 235-0080  
Emails: [jason@hughesflooring.com](mailto:jason@hughesflooring.com), [James@homecomfortheatingllc.com](mailto:James@homecomfortheatingllc.com),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

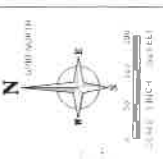
# PRAIRIE FIELDS

UNPLATTED LANDS BEING ALL OF THE NORTHEAST QUARTER OF THE SAUK PRINCE  
 QUARTER OF SECTION 15, T46N, R26E AND 256, 241 (1) and (2)  
 WIS. STATE, AS POSTPONED BY S. 210, 12, WIS. STAT.



## LEGEND

- 1. UNPLATTED LANDS
- 2. PLATTED LANDS
- 3. EASEMENTS
- 4. RIGHT-OF-WAY
- 5. UTILITY LINES
- 6. BOUNDARY LINES
- 7. CURB LINES
- 8. DRIVEWAYS
- 9. DRIVEWAY EASEMENTS
- 10. DRIVEWAY SETBACKS
- 11. DRIVEWAY WIDTHS
- 12. DRIVEWAY SPACINGS
- 13. DRIVEWAY OFFSETS
- 14. DRIVEWAY FINISHES
- 15. DRIVEWAY SLOPES
- 16. DRIVEWAY DRAINAGE
- 17. DRIVEWAY LIGHTING
- 18. DRIVEWAY SIGNAGE
- 19. DRIVEWAY SAFETY
- 20. DRIVEWAY MAINTENANCE

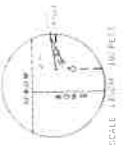


There are no objections to this plan with respect to  
 Secs. 210, 15, 210, 16, 210, 20 and 210, 21 (1) and (2)  
 Wis. State, as postponed by s. 210, 12, Wis. Stat.  
 Certified \_\_\_\_\_ 20\_\_\_\_  
 Department of Administration

## NOTES

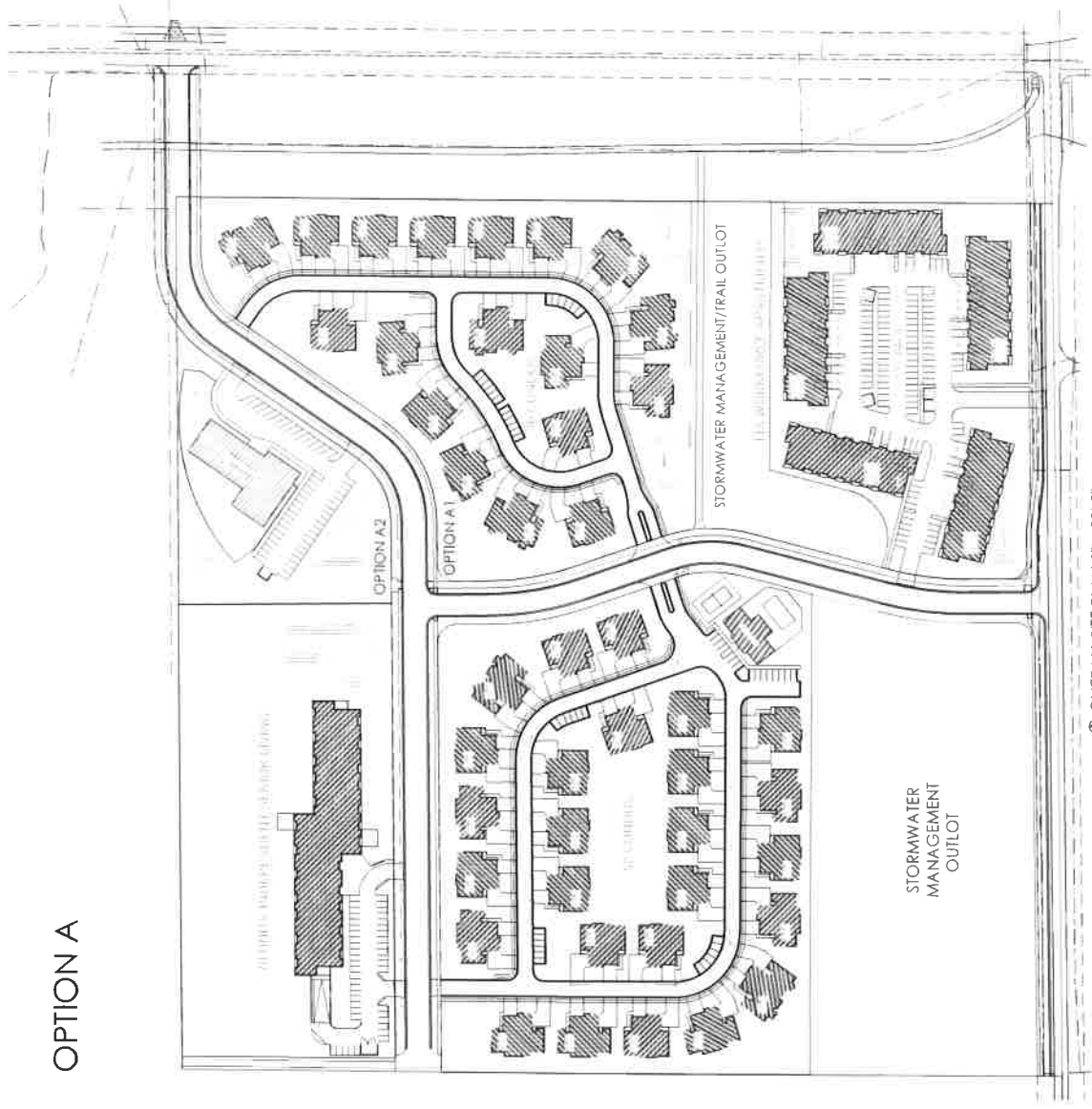
1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA, WISCONSIN.
2. THE BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA, WISCONSIN, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION.
3. THE BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA, WISCONSIN, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION.
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20. THE BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA, WISCONSIN, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION.

## TYPICAL TRIANGLE

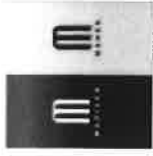


BENCHMARK TABLE	
NO.	DESCRIPTION
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OPTION A



Ⓢ OVERALL SITE PLAN 1" = 80'-0"



4 NEW PRAIRIE PARK  
PRAIRIE FIELDS  
MASTERPLAN

ARCHITECTURAL  
ENGINEERING  
PLANNING  
LANDSCAPE ARCHITECTURE

DATE:

PROJECT:

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/15/11
2	REVISED	12/15/11
3	REVISED	1/15/12
4	REVISED	2/15/12
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100	REVISED	2/15/20

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99	REVISED	1/15/20
100	REVISED	2/15/20

OVERALL  
SITE PLAN

C1.00







MARCHETTI & ASSOCIATES  
ARCHITECTS P.C.  
1000 W. WASHINGTON ST., SUITE 100  
CHICAGO, IL 60606  
312.467.1000  
www.marchetti.com

ARCHITECTS  
PRAIRIE FIELDS  
DEVELOPMENT

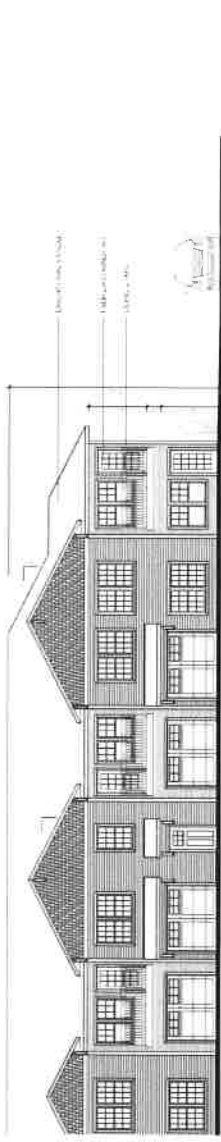
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DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS

DATE: 08/14/2014  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS

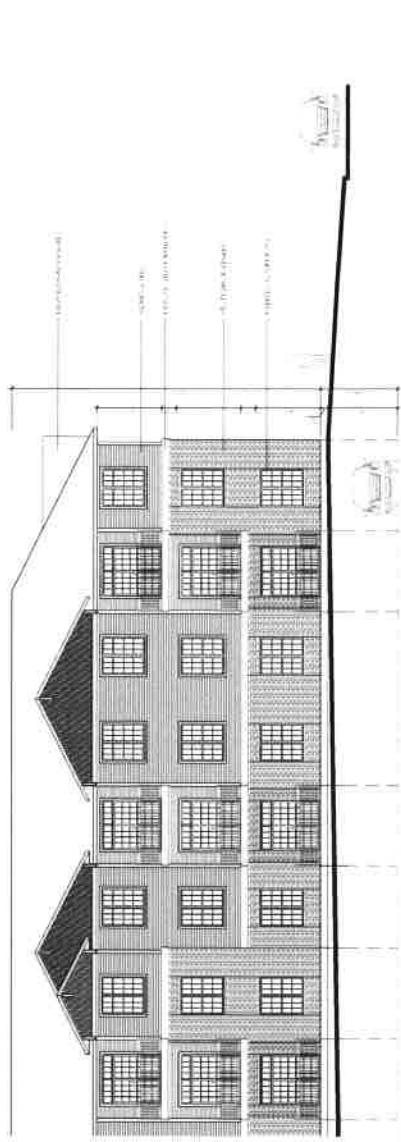
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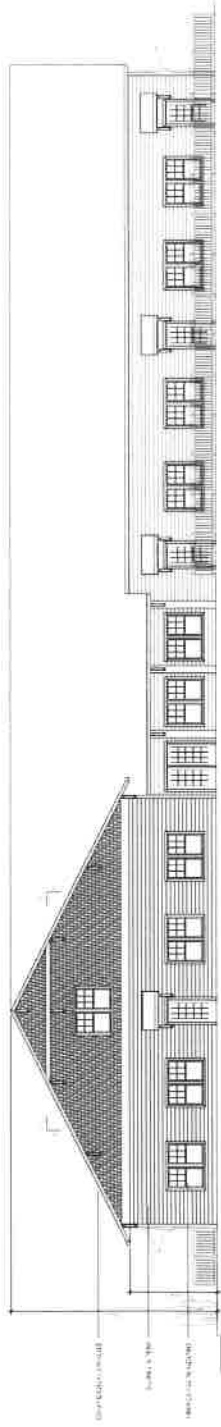
TYPICAL  
ELEVATIONS  
**A2.00**



TYP. WORKFORCE APARTMENTS



TYP. MARKET RATE & SENIOR INDEPENDENT  
LIVING APARTMENTS



DAYCARE BUILDING





MAA ARCHITECTS

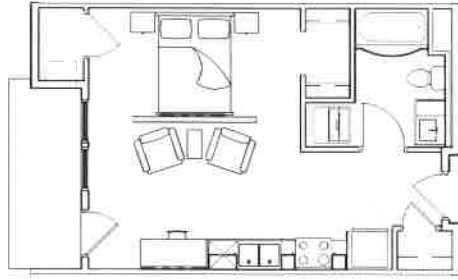
1000 N. MILWAUKEE AVENUE  
 MILWAUKEE, WI 53233-5002  
 TEL: 414.964.8100  
 FAX: 414.964.8101  
 WWW.MAA-ARCHITECTS.COM

A NEW PROJECT FOR:

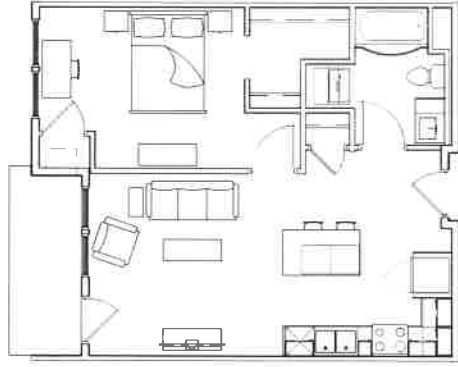
**PRAIRIE FIELDS  
 DEVELOPMENT**

MAINTENANCE

2414 PRAIRIE ROAD  
 WAUKESHA, WI 53186



**STUDIO**  
**500 SQFT.**  
**\$850**



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



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

REVISION	DATE	BY	DESCRIPTION

**CLIENT:**  
 MC PROPERTY GROUP  
 2801A WI

**DATE:** 07/20/23  
**PROJECT:** UNIT  
**REVISION:** 001  
**SCALE:** 1/4" = 1'-0"

### WORKFORCE UNIT TYPES



## 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

