

PRAIRIE GRASS PRESERVE
City Of Franklin
2005 Parade of Homes Site

PRAIRIE

Prairie Grass Preserve is a mixed use residential subdivision comprised of 36 single family lots and 29 two family lots. Over 30 acres of open space will be permanently preserved in Prairie Grass Preserve. Two large open space areas set on the west side of the development will be deeded to the Milwaukee Area Land Conservancy for purposes of preservation and enhancement due to the recent discovery of one of the rarest prairie - savanna remnants in Wisconsin and the Great Lakes Region. This unique environment feature, sets the stage for the prairie landscape theme at the entrance including all landscaped cul du sacs. Residents will be encouraged to establish similar natural prairie landscape themes on their homesites, creating a truly unique homesite setting in the City of Franklin.

LOCATION

This residential development is conveniently located just 5 miles south of the 894 bypass and 4 miles west of I94 on STH 100. (St. Martins Rd). From 894 take HWY 100 which turns into W. St. Martins Rd, south, past Loomis. Continue south approximately 1 mile to entrance on the west side of W. St. Martins Road just northwest of S. 92nd St/W. St. Martins Rd.

IMPROVEMENTS

Included in the price of each lot is sewer and water with laterals to the lot line, telephone, gas, electricity and cable television, and permanent type asphalt streets with concrete curb. An electric lamp post with photoelectric cell and mailbox is required to be installed at the front of each home site at the expense of the Buyer.

SUMMARY OF BASIC RESTRICTIONS

1. Minimum Residence Size for Single Family Homes

The square footage within the perimeter of the residence constructed on the Premises exclusive of porch, garage, patio, breezeway and other similar improvements, shall not be less than as hereinafter specified:

- a. Not less than 2000 square feet for a one-story residence.
- b. Not less than 1500 square feet on the first floor for a story and one-half residence.
- c. Not less than 2400 square feet in total area for a two-story residence.
- d. Not less than 2400 square feet on the upper two levels in a split-level or bi-level residence.
- e. Exterior walls may be constructed of man made materials.
- f. There shall be consistent architectural use of building materials around all elevations of the home. Steeper roof pitches are required and window detailing including 5/4" trim *or* shutters is required on all windows.
- g. Side entry garages are strongly encouraged except in the case of hardship whereby the owner may receive permission from the A.C.C. for a front entry garage.
- h. Please consult table for setbacks and offsets.

2. Minimum Residence Size for Two Family Homes

- a. No building elevations shall be duplicated within the duplex area.
- b. The minimum size of an individual unit shall be 1450 square feet in area (two units per building).

- c. Each duplex unit shall have a minimum of a two car garage. One of the two garages must be side entry. Paneled garage doors are required.
- d. 8/12 roof pitch is required on main roof.
- e. Balanced windows on all four elevations is required.
- f. Break-up of long roof lines and building planes shall be considered by the A.C.C.
- g. Window detailing including 5/4" trim *or* shutters is required on all windows.
- h. All duplex buildings shall at all times of occupancy have a minimum of one of the two units occupied by an owner of the subject real estate. The other unit may be a rental unit.

3. All building plans and exterior design must be approved by the Architectural Control Committee.

HOMEOWNERS ASSOCIATION

A Homeowners Association comprised of all the lot owners in Prairie Grass Preserve has been created for the purpose of managing and maintaining the entrance and stormwater management improvements. The yearly fee should initially be in the range of \$200 per dwelling unit.

SCHOOL INFORMATION

The Franklin School System provides free bus service for children in all public schools, elementary through high school. Country Dale Elementary service grades K-6, Forest Park Middle School services grades 7-8 and Franklin High School 9-12.

OTHER RESTRICTIONS

All improvements constructed on the premises shall be subject to the following restrictions:

- a. There shall be no above-ground swimming pools permitted on the premises.
- b. The residence and garage must be completed within one year of commencement of construction and only one residence may be constructed on the premises.
- c. The Premises may not be used for storage or long-term parking of any recreational vehicle, including without limitation, boats, campers, trailers and motor homes unless such vehicle is completely located within the garage.
- d. The driveway shall be paved within one year of substantial completion of the construction of the residence.
- e. Prior to occupancy, the Premises shall have an electric lamp post and mailbox, specified by the developer, with photoelectric controls, installed at Buyer's expense. From and after installation, the lamppost shall be properly maintained by Buyer.