



The Settlement

AT UTICA LAKE

42 spacious lots located in a tranquil country setting
in the Village of Dousman.



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The Settlement

AT UTICA LAKE

Come and enjoy small town charm at **The Settlement at Utica Lake** addition with 42 spacious half-acre lots that lend themselves to outdoor activities and gatherings. Located in the Village of Dousman, The Settlement at Utica Lake offers a peaceful and serene setting with plenty of small lakes and waterways in the area including access to Utica Lake. Other amenities include local small town conveniences, nearby parks and The Glacial Drumlin Bike Trail.

The homes at The Settlement at Utica Lake addition are designed and constructed by award-winning Bielinski Homes. The diverse selection of floor plans combined with exciting exterior design and architectural controls will ensure your new home will be as unique as you.

General Specifications

- Minimum Size
 - Ranch 1,650 sq ft
 - 1½-Story 1,650 sq ft with 1,000 sq ft first-floor minimum
 - 2-Story 1,650 sq ft with 1,000 sq ft first-floor minimum
- Minimum Garage – 3-car front entry
- Minimum Roof Pitch
 - Ranch 6:12
 - 1½-Story 6:12
 - 2-Story 6:12
- Roofing Shingles – dimensional
- Siding Materials
 - Stone
 - Vinyl Siding
- Uniform Mailbox and Lamppost

Kettle Moraine School District

- Dousman Elementary School
- Kettle Moraine Middle School
- Kettle Moraine High School

Village of
Dousman

Directions to The Settlement at Utica Lake:

I-94, Hwy 67 South, Hwy 18 West, left on Gramling Ln, left on Twin Creeks Dr.

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