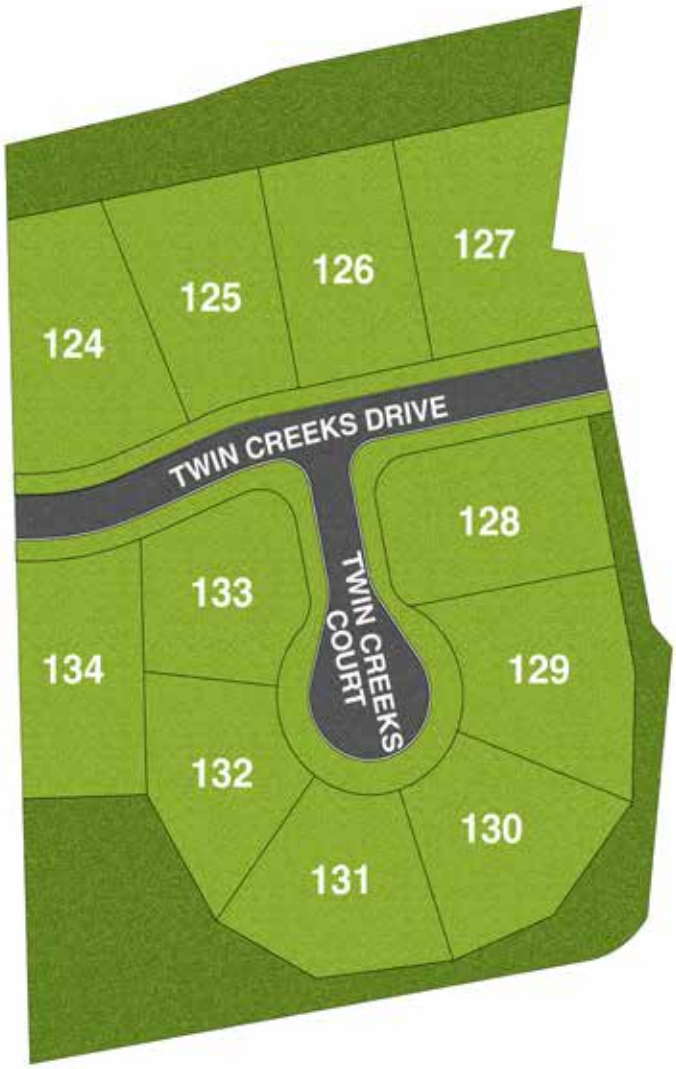
NEIGHBORHOOD

The Settlement
AT UTICA LAKE

Addition 2 offers 11 new homesites located within a tranquil country setting in the Village of Dousman.



For illustrated purposes only. See a new home consultant for detailed information.

Dousman, WI 53118

BIELINSKI HOMES

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The Settlement
AT UTICA LAKE

About The Settlement at Utica Lake, Addition 2

Escape the everyday and discover a life of tranquility at The Settlement at Utica Lake. Located in the charming Village of Dousman, this peaceful community offers 11 new homesites perfect for outdoor living and entertaining.

Experience the serenity of:

- Utica Lake: Enjoy easy access to this beautiful lake for swimming, boating, and fishing.
- Scenic Trails: Explore the nearby Glacial Drumlin Bike Trail and immerse yourself in nature.
- Small-Town Charm: Embrace the relaxed pace of life in Dousman, with local parks and convenient amenities.

Bielinski Homes will craft each dwelling to your unique vision, ensuring your dream home seamlessly blends with the natural beauty of the surrounding landscape.

At The Settlement at Utica Lake, you'll discover a simpler way of life – a place where you can truly relax and unwind.

General Specifications

- Minimum Size
  - Ranch 1,600 sq ft
  - 1½Story 2,000 sq ft
  - 2-Story 2,000 sq ft
- Minimum Garage – 3-car front entry
- Minimum Roof Pitch
  - Ranch 6:12
  - 1½Story 6:12
  - 2-Story 6:12
- Roofing Shingles - Dimensional
- Siding Materials
  - Vinyl
  - Stone
- CBU Mailbox & Uniform Lamppost

Directions

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

Kettle Moraine School District

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

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