File No. 150610
1500 and 1542 N. 32nd Street and 3131 W. Galena Street
Planned Development Project Description And Owner's Statement Of Intent

Project Overview
Washington Park Townhomes will consist of 40 attached single family dwelling units in six row-house style buildings. There will be 26 two bedroom units and 14 three bedroom units. In addition, there will be a small 900 square foot community building that will house a leasing office, a small conference room and maintenance shop.

Buildings are orientated on the site to create small setback street frontage on the perimeter that is compatible with the surrounding residential neighborhood. Units on the interior of the site are orientated similarly to the interior parking lanes to create an interior streetscape with boulevards and street trees.

The project will also incorporate a public recreational path along the rail corridor. Native plantings will be incorporated between the path and the railway to create a natural buffer and facilitate principles of the 30th Street Corridor Storm Water Management Strategy.

Site Statistics

1) Gross land area:
   110,318 SF (2.53 AC)

2) Amount of land covered by principle buildings:
   28,687 SF, 26%

3) Amount of land devoted to parking and driveways:
   23,208 SF, 21%

4) Amount of land devoted to landscaped open space:
   58,423 SF, 53%

5) Proposed dwelling unit density:
   15.79 units/acre or 2,700 s.f. per dwelling unit

6) Proposed number of buildings:
   7 buildings (6 townhome buildings, 1 office building)

7) Number of dwelling units:
   40 dwelling units,

8) Average number of bedrooms per unit:
   2.35 bedrooms/unit

9) Parking spaces provided and ratio per unit:
   52 total surface parking spaces provided and 1.30 parking spaces/unit

1. USES:
   Permitted Uses:
   a. Multi-Family Dwelling
   b. Attached Single-Family Dwelling
   Accessory Uses:
   a. Motor Vehicle Parking
   b. Community Center
   c. Leasing Office
   d. Maintenance Shop

2. DESIGN STANDARDS:
   a. Buildings will be of a size and scale that is compatible with the neighborhood and maintain a residential feel.
   b. Buildings will be constructed using quality exterior materials as indicated on the submitted drawings. Vinyl or aluminum siding will not be allowed. Materials will be of a residential nature as noted on the submitted elevations and will include dimensional asphalt shingles, composite siding (James Hardi, LP Smart side or similar), composite porch trim, vinyl window, brick stamped foundation walls. Each of the buildings will incorporate a unique color scheme for siding finishes
   c. Windows will be maintained at the sizes indicated on the submitted elevations or larger.
   d. Maximum building height will be 45'-0"

3. DENSITY:
   See site statistics for proposed densities.

4. SPACE BETWEEN STRUCTURES:
   See plan sheet C100 – Site Plan.

5. SETBACKS:
   a. West Property Line, along N 32nd Street: 10'
   b. North Property Line, along W Galena Street: 10'
   c. East Property Line, along existing Soo Line Railroad R/W: 10'
   d. South Property Line, along W Cherry Street: 10'
   e. Porches and roof overhangs will be allowed in the front setback as shown on C100 – Site Plan

6. SCREENING:
   a. See plan sheet C100 – Site Plan.
   b. Proposed fence will run outside of the recreational path along the east boundary of site to screen from adjacent industrial use. The fence will be 42" tall and of split rail wood construction.

7. OPEN SPACES:
   a. See plan sheet L100 – Landscape Plan.
   b. A green space is centrally located within the development for residents.
   c. Terrace areas between building and adjacent walks and roads to be seeded and landscaped.

d. Areas east of the recreational path slope down towards the Soo Line Railroad R/W. This area is to serve as a buffer and to be planted with natural landscaping.

8. CIRCULATION, PARKING AND LOADING:
   a. See plan sheet C100 – Site Plan.
   b. Two driveways are provided into the development, located along N 32nd Street.
   c. Residential units located at the perimeter of the development have a direct pedestrian connection to the adjacent public walk. Interior residential units have direct access to private sidewalk within the development which connects to the public walk at multiple locations. A recreational path running along the eastern edge of the development connects to public walk at the southwest and northeast corners of the site.
   d. 52 surface parking spaces will be provided within the development.
   e. A centrally located dumpster and enclosure is provided within the development, and can be accessed by either of the two driveways. The enclosure will have decorative masonry enclosure walls with steel framed gates with composite trim slats.
   f. Exterior bicycle racks will be provided for a total of 18 bicycles. Each rack will provide a space for 6 bicycles.

9. LANDSCAPING:
   a. See plan sheet L100 – Landscape Plan.
   b. Each building foundation and adjacent yard area has a combination of turf, ornamental trees, shrubs, perennials and ornamental grasses.
   c. Shade trees are located throughout the interior of the development.
   d. Natural landscaping consistent with the goals of the 30th Street Corridor Master Plan will be used between the recreational path and the Soo Line Railroad R/W.
   e. All vegetation will be of a quality consistent with the American Association of Nuresymen.

10. LIGHTING:
    All interior site lighting will be designed using full cut-off fixtures and will comply with city ordinance for light spill at the property line. Lighting at the street frontage will be residential porch lights only a site common lighting is not planned at these areas. Final lighting design will be submitted to DCD for approval.

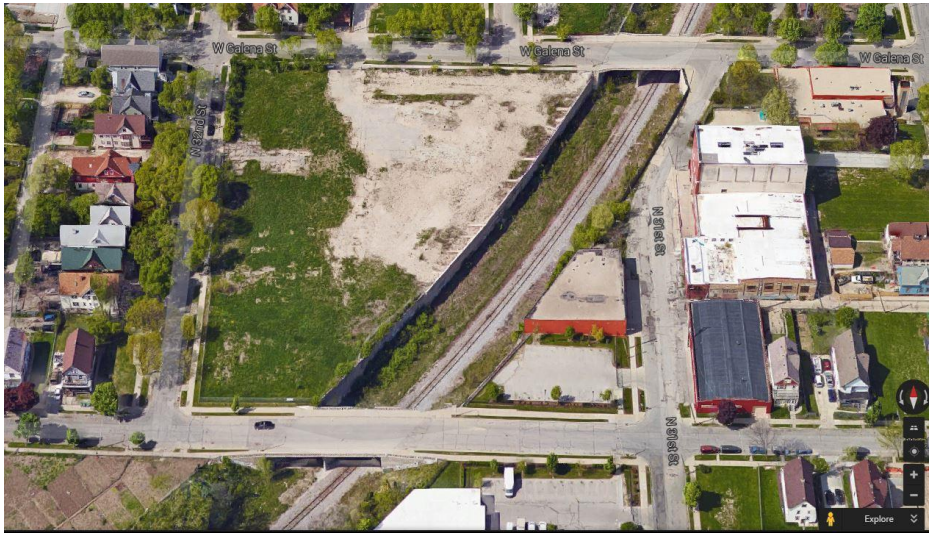
11. UTILITIES:
    a. See plan sheet C300 – Utility Plan.
    b. Each building has two sanitary sewer laterals, which extend to a private sanitary sewer main within the development. The private sanitary sewer main is proposed to connect to the existing public sanitary sewer main within N 32nd Street.
    c. Each building has two water laterals, which extend to a private water main within the development. The private water main is proposed to connect to the existing public water main within N 32nd Street.
    d. The development will drain to a private storm sewer main, which will connect to the existing public storm sewer main within N 32nd Street.
    e. Portions of the private storm sewer main and catch basins will be oversized to meet the City of Milwaukee requirements for stormwater management.
    f. All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.

12. SIGNS:
    a. Temporary signs during construction. The project will utilize printed fence wrap that will be installed over the entire construction safety fencing to identify the project as well as visually screen the construction activities from the adjacent residences. There may also be a temporary project sign, no larger 96 s.f. identifying key project partners.
    b. Permanent signage. The project will include two monument signs at each of the driveway entries. Each sign will be no larger than 65 s.f. and will be a type A freestanding sign per city ordinance.

    Final sign designs will be submitted to DCD for approval.

Washington Park Townhomes

GORMAN & COMPANY, INC.



Aerial view of site.

Standing at W Cherry St. & N 32nd St. intersection. Looking east.

Standing at W Cherry St. & N 32nd St. intersection. Looking north.

Standing at W Galena St. & N 32nd St. intersection. Looking south.