

***General Planned Development  
For Dretzka Park Villas***

**Project Description  
And Owner's Statement of Intent**

Silverstone Housing Partners, Inc. (Silverstone) is hereby introducing a General Planned Development application for *Dretzka Park Villas*.

**Subject Property**

The properties are described as follows:

Parcel 1: Lot 2, Certified Survey Map 7143, also known as 8501 N. Pfeil Street, Tax Key #039-0382-000-3, City of Milwaukee, WI 53224. This lot measures 4.54 acres.

Parcel 2: Lot 4, Certified Survey Map 6691, also known as 8500 N. Pfeil Street, Tax Key #039-0364-000-5, City of Milwaukee, WI 53224. This lot measures 7.67 acres.

Combined, these lots measure 12.21 acres

**Intended Development**

*Dretzka Park Villas* will be developed by Silverstone to include not more than 90 ranch-style apartment units for seniors age 55 and older. The project is not tax exempt.

The project will consist of three, six-unit buildings, nine, eight-unit buildings and a community clubhouse. Each building will be single-story, ranch-style design with gabled roofs at a 6:12 pitch with a maximum eave height of 22 feet 8 inches. Please refer to attached site and building plans for greater detail of the development concept.

The project will consist of a mix of one-bedroom and two-bedroom units, each of which will have a full kitchen, washer and dryer, private porch, private attached 1-car garage and most units will also enjoy a patio as well. The community clubhouse is scheduled to include a management office, bathrooms, community room with kitchen, fitness center, patio and indoor heated pool.

Traffic access for each parcel will be off looped drives each with two access points on N. Pfeil Street. The interior drives will be private and will be privately maintained. Each unit will have one indoor garage parking space and one surface driveway space. In addition there will be 38 visitor parking spaces provided.

Trash collection will also be private. One low-profile entry monument will be located on each parcel near the south drive entrance. A copy of the signage design is attached.

Perimeter landscaping and berming will be provided at a level to meet or exceed City planning requirements for the RM4 zoning district. Extra attention will be paid to the northern boundaries that will separate this residential use from the neighboring industrial uses.

1) <u>Gross Land Area</u>	12.21 acres
2) <u>Land Covered by Principal Buildings</u>	23.54%
3) <u>Land Devoted to Parking, Drives &amp; Structures</u>	19.85%
4) <u>Land Devoted to Open Space</u>	56.60%
5) <u>Proposed Dwelling Unit Density</u>	7.37 du/acre
6) <u>Proposed Number of Buildings</u>	13 Buildings (3 six-unit, 9 eight-unit, 1 clubhouse)
7) <u>Maximum Number of Dwelling Units per Building</u>	8
8) <u>Bedrooms per Unit</u>	12, 1 bedroom/1 bath 54, 2 bedroom/1 bath 24, 2 bedroom/2 bath
9) <u>Parking Spaces Provided</u>	218 (2.42 per unit)

Please attached exhibits for additional detail. It is our intention for *Dretzka Park Villas* to meet or exceed the requirements of the RM4 requirements.