

A. PROJECT DESCRIPTION AND STATEMENT OF INTENT

The Cherry Court Housing Development was built in 1967 for elderly housing. There is a single nine-story structure with 120 one-bedroom apartment units. The existing design was originally a part of the Midtown Urban Renewal Project. The building is currently set back 80 feet from the front property line and 90 feet from the side property line so that the building appears to be in the center of the property. There is a semi-circular drop-off drive in the front of the building and parking for approximately 30 cars in the rear and south side parking areas. A landscaped area to the West of the parking areas abuts a Milwaukee County Park. Each unit in the building has approximately 440 square feet.

The only non-residential building that exists within the residential area is the maintenance garage.

The goals of the new construction are:

- to replace the existing nine-story high-rise and build the same number of units in a five-story mid-rise apartment building with more square footage per unit and more energy efficient systems
- to provide single-family homes within the site to increase housing diversity
- to restore the block face of the site by reducing the front and side set-backs of the mid-rise building
- to provide accessible housing for the mid-rise residents and the single-family home occupants
- to provide a location for a 115' communication tower that will comply with Section 295-413 of the Milwaukee Code of Ordinances

In the proposed work, the existing nine-story high-rise building and maintenance garage will be demolished to allow the site to be divided into two distinct blocks separated by a 20' wide, L-shaped alley. The large block to the South will be the location of the 120-unit mid-rise building and the smaller block to the North will be further divided into six lots for single-family homes and garages. The L-shaped alley will allow rear access to the single-family homes and garages and will connect between West Galena Street and North 24th Street. The six single-family lots will have 2 rental units and 4 owner-occupied units.

There will be approximately 45 parking spaces the West of the new multi-family mid-rise building and each single-family home will have a two-car garage with an alley approach. The parking lot serving the multi-family building will be in the rear of the building and will be properly screened with landscaping and fencing.

An ornamental steel fence will enclose the transmission tower and associated buildings. Landscaping and screening will be provided in accordance with s. 295-413. The buildings will have brick exteriors matching or complimenting the new mid-rise building. All construction details can be seen on the submitted plans.

DETAILED PLAN DEVELOPMENT DESCRIPTION

1. GROSS LAND AREA
Proposed Multi-Family Building Site: 86,281.377 S.F. = 1.98 Acres
Proposed Single-Family Building Sites: 40,358.629 S.F. = 0.93 Acres
Total Site: 126,640.006 S.F. = 2.91 Acres

2. LAND COVERED BY BUILDINGS
Proposed Multi-Family Building Ground Floor: 22,140.568 S.F. = 0.51 Acres
Proposed Single-Family Buildings: Approximately 12,840 S.F. = 0.29 Acres
Total: 34,980.568 S.F. = 0.80 Acres

3. LAND DEVOTED TO PARKING
Proposed Multi-Family Lots & Drives: 21,430 S.F. = 0.49 Acres
Proposed Single-Family Drives: 3,264 S.F. = 0.07 Acres
Total: 24,694 S.F. = 0.57 Acres

4. LAND DEVOTED TO GREENSPACE
Proposed Multi-Family Open Space: 36,213 S.F. = 0.83 Acres
Proposed Single-Family Open Space: 24,254 S.F. = 0.56 Acres
Total: 60,467 S.F. = 1.39 Acres

5. DWELLING UNIT DENSITY
Proposed Multi-Family Density: 60.6 Units/Acre
Proposed Single-Family Density: 5.58 Units/Acre
Total: 43.3 Units/Acre

6. NUMBER OF BUILDINGS
Proposed Multi-Family Buildings: 1
Proposed Single-Family Buildings: 6
Total: 7

7. MAXIMUM NUMBER OF DWELLING UNITS PER BUILDING
Proposed Multi-Family Building: 120
Proposed Single-Family Buildings: 1

8. BEDROOMS PER UNIT
Proposed Multi-Family Building: 1
Proposed Single-Family Buildings: 3 or 4

9. PARKING SPACES PROVIDED
Proposed Multi-Family Building: 41 (Ratio: 0.34 spaces per 1 unit)
Proposed Single-Family Buildings: 2 (Ratio: 2.0 spaces per 1 unit)

DEED RESTRICTIONS FOR CHERRY COURT SINGLE-FAMILY HOMES

1. OWNER OCCUPANCY

Except for Housing Authority of the City of Milwaukee owned property, all homes must be used for residential purposes only and be owner occupied as the owner's primary home. All homes must be kept available for the owner's exclusive use and enjoyment at all times and may not be subjected to any lease, rental, or tenancy.

2. FENCES AND GATES

Fences and gates must be constructed of painted or stained high quality wood or premium quality vinyl, painted wrought iron, or painted aluminum. Structural framing and/or unfinished sides of fences and walls may not be exposed to any street or neighboring lot. Front yard fences are not permitted. Chain link, split rail, or bamboo fences and gates are not permitted except upon the formal approval of the Housing Authority.

3. BOAT, TRAILER, AND AUTOMOBILE PARKING AND STORAGE

No boat, trailer, trailer house, recreational vehicle, camper, truck camper, or mobile home may be habitually parked in view, on, or adjacent to a lot. Parking on lawns, open spaces, or other dirt, gravel, or grassy areas is not allowed. Vehicles that are disabled, not currently licensed or registered, or are otherwise inoperable may not be stored in view on any lot.

4. SWIMMING POOLS AND SPAS

All pool plans are to be in accordance with City ordinances. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses. Above ground pools, other than the inflatable type, are not permitted.

Above ground enclosures or structures that create an enclosed pool are prohibited. The definition of a swimming pool shall not include a spa or hot tub provided that such spa or hot tub is no greater than ten (10) feet in diameter and no greater than four (4) feet in depth. A spa may be installed above ground if it is located in the rear yard, a minimum of ten (10) feet from a property line, and completely screened from a neighbor's view by a fence six (6) feet in height and other appropriate landscaping.

5. GARDEN SHEDS AND ACCESSORY BUILDINGS

Garden sheds are permitted, but should be located in close proximity to the main structure and not against a side yard property fence or wall. The shed must be screened from the view of adjacent lots and the street. Metal garden sheds are not permitted. Accessory buildings, such as carports or large storage sheds, are not permitted.