

DETAILED PLAN PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

Kuhs Quality Homes, Inc. ("Applicant") owns 3 parcels of land located at 6865, 6875, 6885 N. 107th St. in the City of Milwaukee, also known as a division of parcel 2 of certified survey map no. 7026. See Exhibit A for legal description. We are amending the zoning from general planned development to detailed planned development following the required 295-907 district standards.

- 1.) **SIZE:** We are proposing to build a single family, 2-story, 2324 square foot home at 6865, also known as parcel 3 of certified survey map no. 7814. We will be selling 6875, also known as parcel 2 of certified survey map no. 7814, as a vacant lot to Jeremy Mattek. Mr. Mattek is proposing to build a single family, 2-story, 2503 square foot home. His builder is Miracle Homes. 6885, also known as parcel 1 of certified survey map no. 7814 is for sale as a vacant lot and will not be included in this amendment to change the zoning.
- 2.) **USES:** Single family residential
- 3.) **DESIGN STANDARDS:** The exterior walls of any residence constructed on a lot shall be comprised of brick, stone, wood or other natural materials (including "Hardi-Plank"). No vinyl or aluminum shall be allowed except for soffits, gutters and downspouts. As per the plans submitted, both homes will have fiber cement siding.
- 4.) **SETBACKS:** The minimum front yard setback shall be 50 feet. Rear yard setbacks shall be 25 feet. Minimum side yard setbacks shall be 6.25 feet from either lot line but the aggregate setback from both lot lines shall be at least 25 feet. As per the plat of survey submitted, both homes are within the required setbacks per the City of Milwaukee zoning ordinance.
- 5.) **SCREENING:** The existing tree line on the south lot line of parcel 3 will remain in order to screen the existing cemetery.
- 6.) **OPEN SPACES/LANDSCAPING:** All open spaces shall be landscaped with a combination of grass and shrubs. All landscaping will be continuously maintained and will be installed within one year of occupancy, weather permitting. A rain garden will be installed at the North East corner of both parcels and be constructed in accordance to the SWMP on file with the City of Milwaukee. See Exhibit B.
- 7.) **CIRCULATION:** 107th street will be the entrance for the driveways. A 15" culvert will be installed in the ditch.
- 8.) **PARKING:** Both homes will have an 85'-0" driveway to provide ample space for the residents and their visitors.
- 9.) **UTILITIES:** WE Energies will be installing a transformer box at the South East corner of parcel 2. This box will feed all of the underground utility lines to both homes. See Exhibit C.


Please refer to the following plans and plat of surveys that show the following:

- 1.) Gross land area
- 2.) Maximum amount of land covered by principal buildings
- 3.) Maximum amount of land devoted to driveways
- 4.) Minimum amount of land devoted to landscape open space
- 5.) Maximum proposed dwelling unit density
- 6.) Proposed number of buildings
- 7.) Maximum number of dwelling units per building
- 8.) Bedrooms per unit
- 9.) Parking spaces provided

Please refer to the landscape plan for the grading plan indicating existing and proposed topography and showing how the runoff of surface waters will be achieved.

Please refer to Exhibit C for the utility plan showing the proposed location of the electric lines and the plat of surveys showing the sewer and water lateral locations for each lot.


Please refer to Exhibit B and the SWMP on file at the City of Milwaukee for the rain garden plan. Please refer to the plat of survey labeled "landscaping plan" for the landscaping detail for each home.

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Vicinity Map

★ **6865 N 107th St**
Milwaukee, WI 53224-4305, US

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