

PUD SUBMITTAL for JOSEY HEIGHTS

The Project:

The City of Milwaukee issued a request for proposal to develop the 7.3 acre site located between 12th and 14th streets (east to west) and Lloyd and Brown streets (north to south) late in 2003. The site was historically a single family residential neighborhood. In the 1960's the site was cleared in anticipation of the expansion of the Park West Freeway system. In its recent past the site has been used by the Milwaukee Public Schools for play fields. The successful development proposal was presented to the City in January of 2004, by Jeff and Gaurie Rodman, along with their partners: Julie and Sheldon Solochek and George and Tonit Callaway.

The goals of the proposed development was to design a residential neighborhood that connects with the existing street pattern; provided a variety of housing options; and is environmentally responsive to the neighborhood. The custom design houses provide amenities such as garages, porches, laundry rooms, eat-in kitchens, 3-4 bedrooms with 2-3 bathrooms, square footage ranges from 1,928 to 2,316. Townhouses will have 3 bedrooms, 2.5 baths and have square footages that range from 1,950 to 2,280. Opportunities for customizing interior and exterior finishes and materials will be offered.

The development team recognizes the importance of creating a project that integrates and becomes a part of the existing neighborhood community. The design incorporates: architectural housing details similar to those found in the neighborhood; an internal landscaped roundabout; continues the double rows of trees; green space along 12th street; rain gardens and other features. The development will have 37 single family homes and 16 town homes along 12th street. It has been discussed and agreed that if there is not a market for the town homes along 12th street, then these town homes will be replaced by the same single family homes. This PUD application is for rezoning the entire site.

Reason for Rezoning:

Preservation of Intent: The entire site was re-platted, having as noted above, previously been a playfield. Although the new homes are not "in-fill" on an existing block, the intent of the current zoning will be maintained through a compact site plan (.11 acre per unit). Additionally, the developer has designed four house types to complement one another, with the overall design of the subdivision, and with the specific sites. Please see the attached house plans. The cover sheet for each house plan indicates which lots (shaded) can accommodate each type of house. The house next to Lot #17 is an existing house which will remain.

Exceptional Circumstances: There are two (2) exceptional circumstances. First, Josey Heights is a "green" subdivision with a unique storm water management system design that will result in no runoff. In fact, there will be no storm sewers in the Josey Heights subdivision because all the storm water will be absorbed on the site through rain gardens, permeable paving and bio-swales. The challenge is that the development will add a significant amount of impervious surfaces: 53 new residential units; 53 garages and driveways; as well as sidewalks for each unit. Additionally, public improvements will add two new streets with sidewalks, and a new alley. Again, in spite

of the significant increases of impervious surfaces, all the storm water will be absorbed on the site through the design of the storm water system of rain gardens and permeable pavement. The design of the storm water management system is very complex, extensively engineered and was carefully matched to the site plan of Josey Heights. Altering the site plan, either via narrowing the lots or widening the houses would be extraordinarily difficult.

Second, re-platting the land was very challenging. The final design maximized the number of buildable lots, while maintaining the "urban" character of the neighborhood. A handful of lots (see list below), including 1329 W. Lloyd could only be 85' to 100' in depth, compared to the standard 120' lot depth. In order to provide enough lot square footage for the house, a driveway, garage and the needed rain gardens and a yard, the lot had to be *wider* than a standard lot.

Preservation of Property Rights: Narrowing the lots would mean very little yard space, which would significantly reduce the enjoyment of the property. A very small yard would not be consistent with the other single-family homes in the area.

Absence of Detriment: The variance will not cause harm to the neighborhood or to the public at large. Josey Heights is a planned subdivision that is somewhat isolated from the larger neighborhood, as it is with institutions on two sides (Lloyd Street School on the north side, and St. Mark's elderly housing development on the west side), on the eastern edge across 12th St (Teutonia) is the Booker Ashe subdivision (a suburban-style subdivision with ranch homes on very wide lots, for instance 1126 W. Brown's lot is 78' x 117' (per Map Milwaukee), on the southern edge are (2) churches and a block of new homes on W. Brown Street. The new homes located along Brown are on 45' – 50' wide lots, again which is wider than the typical lot for the older sections of the City of Milwaukee.

Hardship: The hardship is unique to a handful of properties in the Josey Heights. As mentioned above, this is due to the re-platting challenges and to the constraints of the storm water management system. It would not be reasonable to expect purchasers of these lots to sacrifice yard space, in comparison to the balance of the Josey Heights subdivision or to the homes along W. Brown St or the Booker Ashe area.

Affected Lot Addresses:

1323 W. Lloyd (65' x 86')
1329 W. Lloyd (65' x 86')
1335 W. Lloyd (65' x 86')
1322 W. Harmon (65' x 89')
1325 W. Harmon (68' x 85')
1328 W. Harmon (65' x 89')
1331 W. Harmon (68' x 85')
1334 W. Harmon (65' x 89')
1337 W. Harmon (68' x 85')
2018 N. 14th (71' x 100')

JOSEY HEIGHTS ADDRESSES

W. LLOYD ST.

W. HARMON ST.

W. BROWN ST.

01/23/06
BRADLEY@CITY GETTING ADDRESSES FOR
THESE TOWNHOUSES

1215
1217
1225

1228

1303
1323
1329
1335
1349

1306
1322
1328
1334
1348

1304
1320
1324
1330
1335

2046

2036

2032

2028

2025

2018

2004

2003

2001

N. 14TH ST.

N. 12TH ST.

1135

2050

2034

2020

2004

1136

2100-04

1128

1932

1930

1928

1925

1919

1917

351-2547

351-2558

351-2559

351-2560

351-3701-

351-3702-7

351-3703-0

351-3673-0

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1930

1924-26

1918

1515

1229

1229

1214

1210

1215

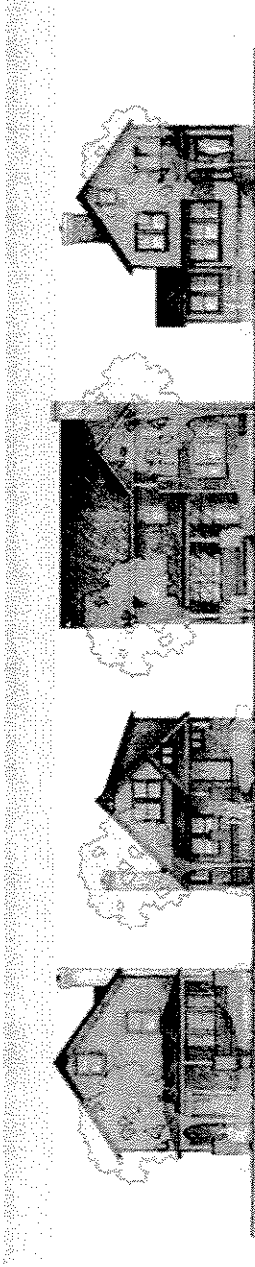
1923

1017

9470007674

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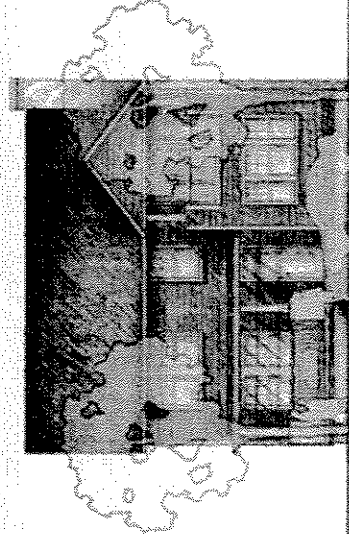
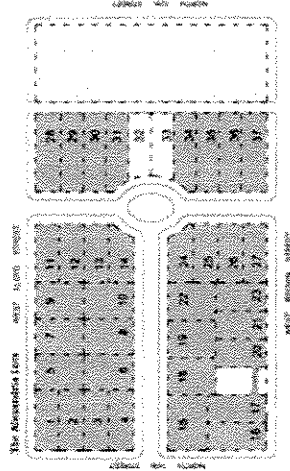


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Josey Heights

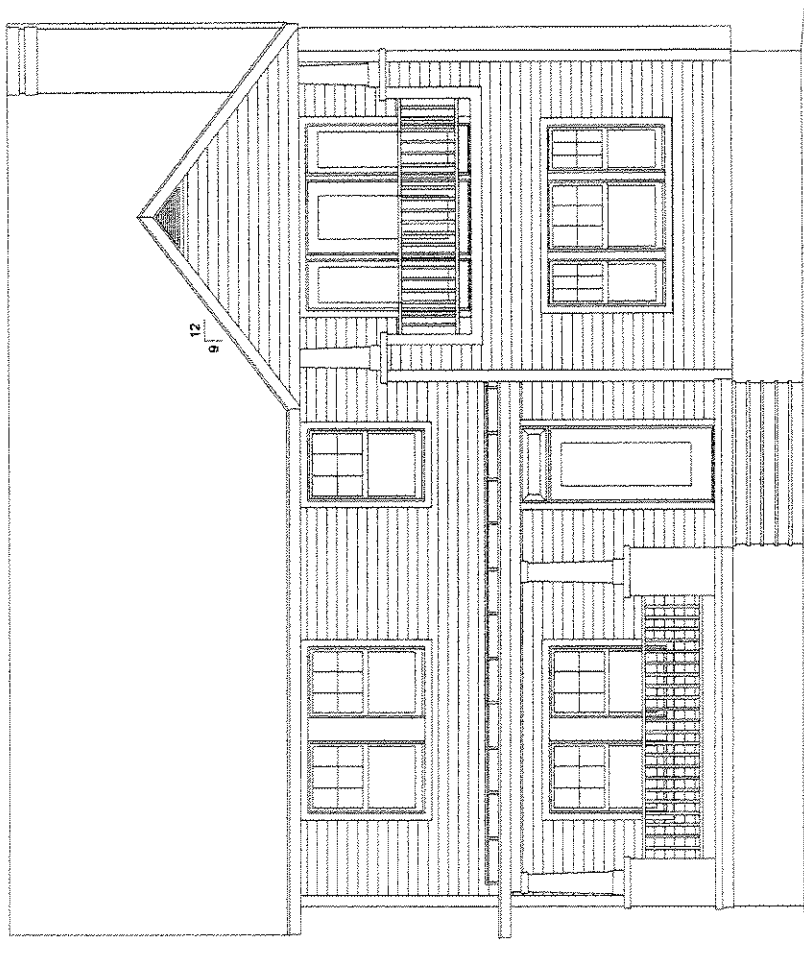
THE ALEXANDRIA

Single Family home
 4 bedrooms, 3 baths
 2,316 sq. ft.



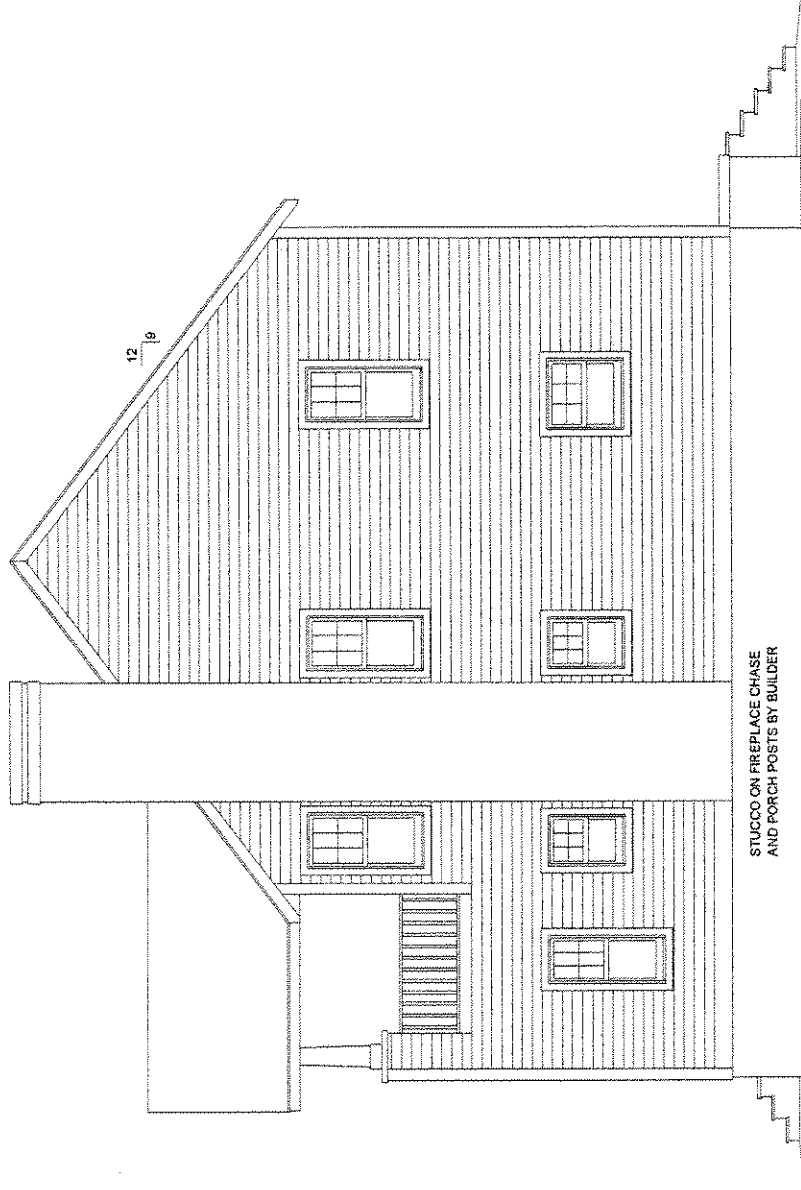
[Floor Plan One](#) | [Floor Plan Two](#)

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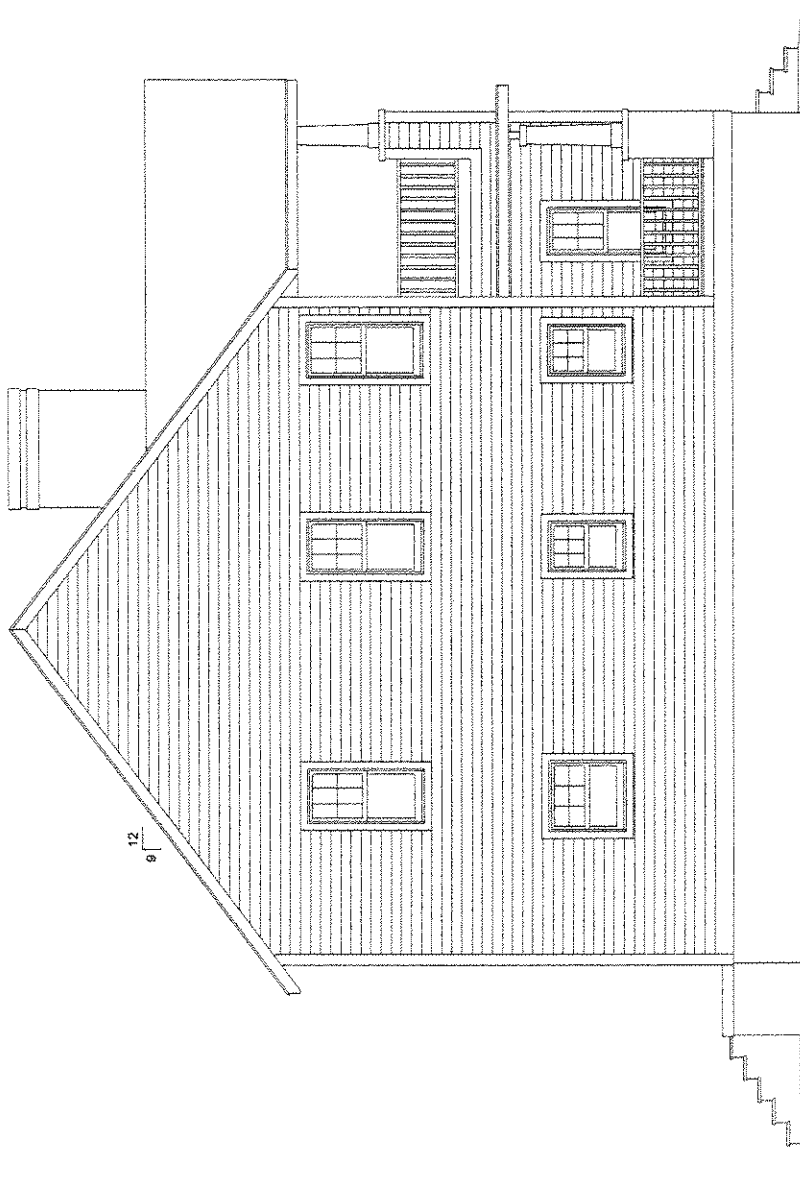
12
9'

FRONT ELEVATION
SCALE 3/16" = 1'-0"

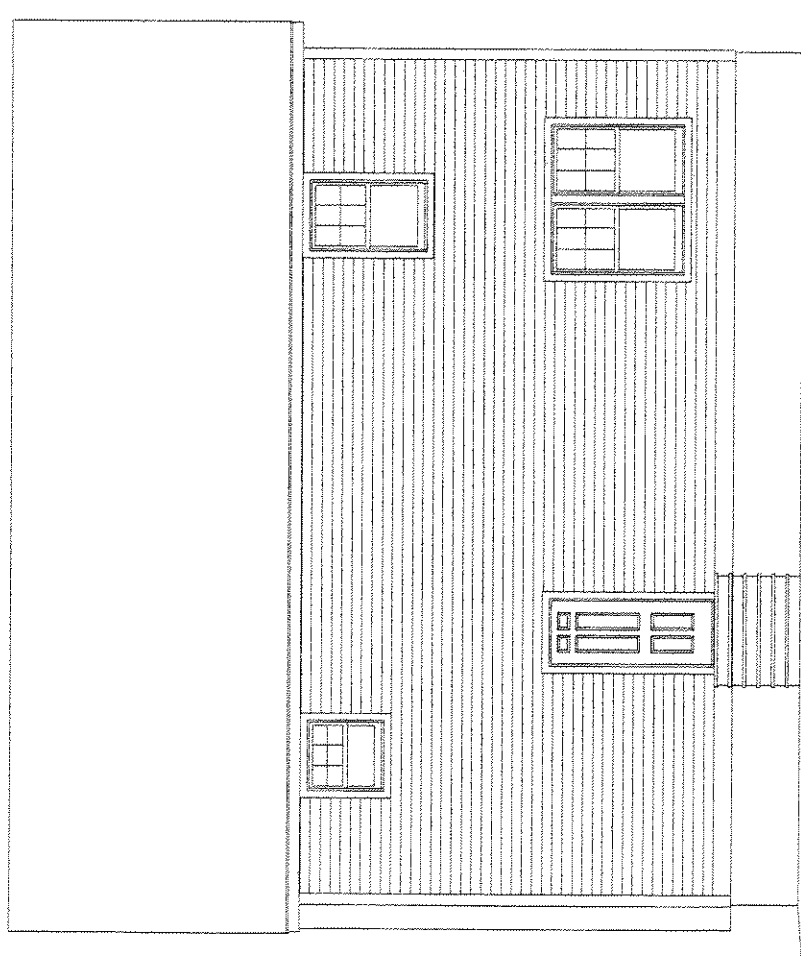


STUCCO ON FIREPLACE CHASE
AND PORCH POSTS BY BUILDER

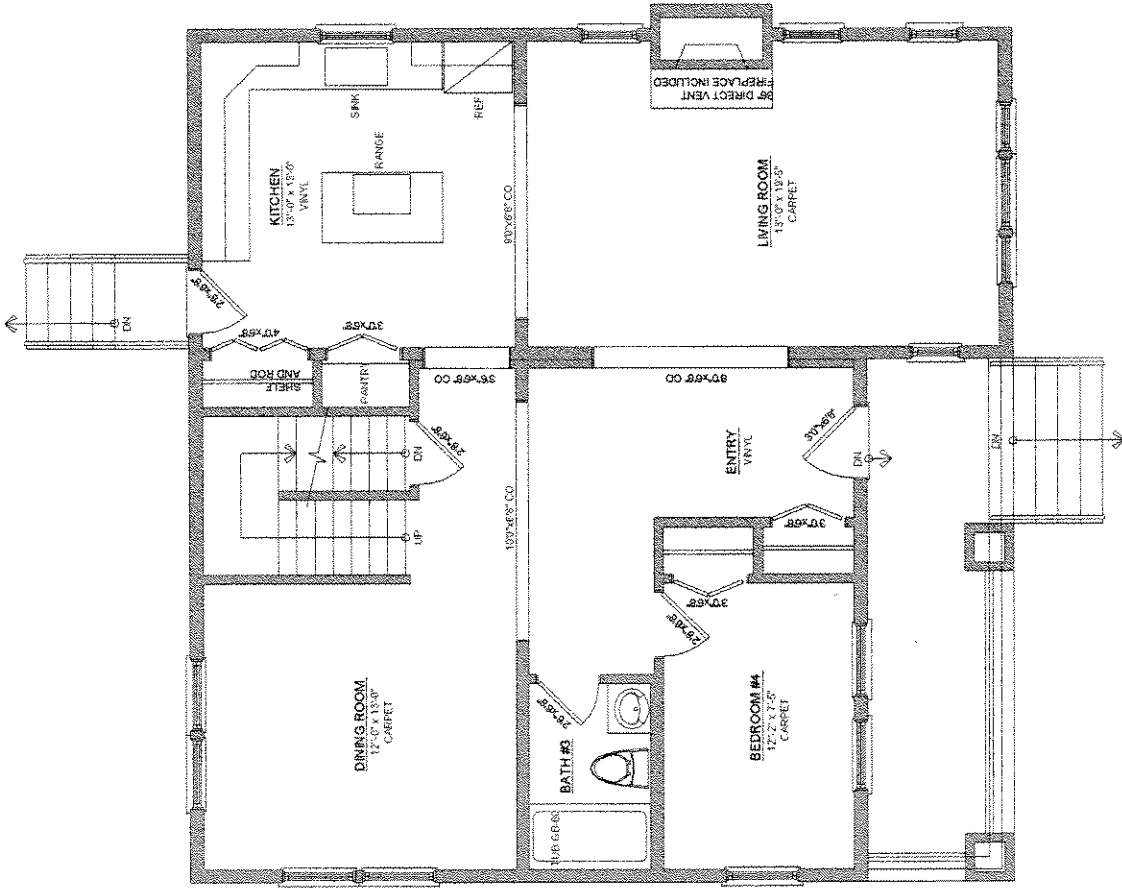
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"
(NOTE: SEE FRONT ELEV FOR MATERIALS SPECS)



LEFT ELEVATION
SCALE: 3/16" = 1'-0"
(NOTE: SEE FRONT ELEV FOR MATERIALS SPECS)

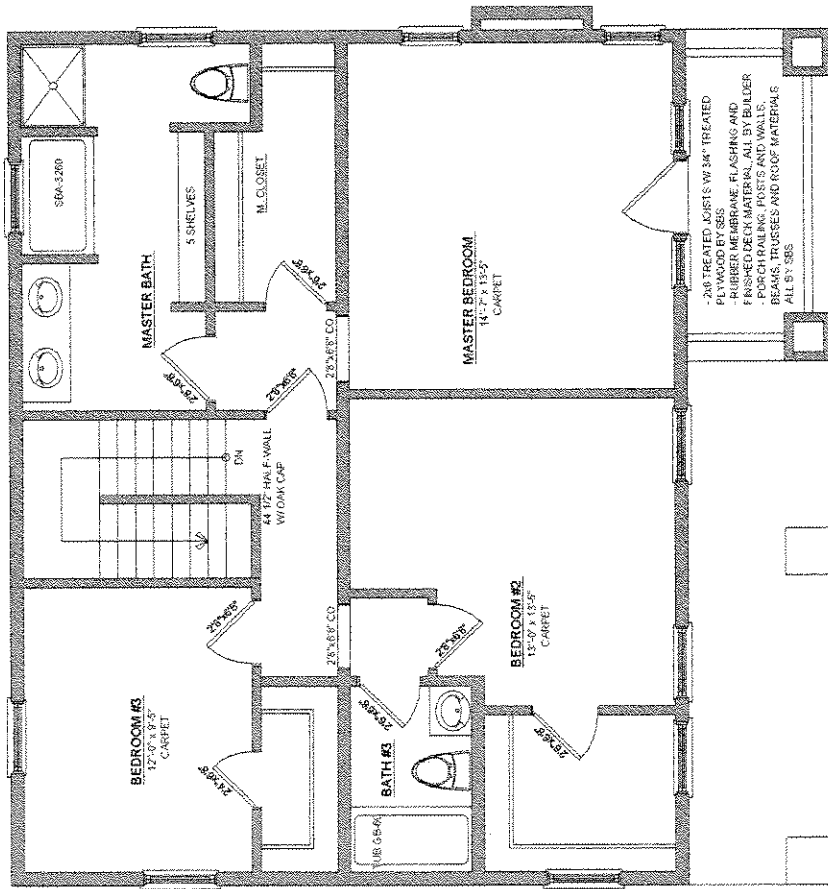


REAR ELEVATION
SCALE: 3/16" = 1'-0"
(NOTE: SEE FRONT ELEV FOR MATERIALS SPECS)



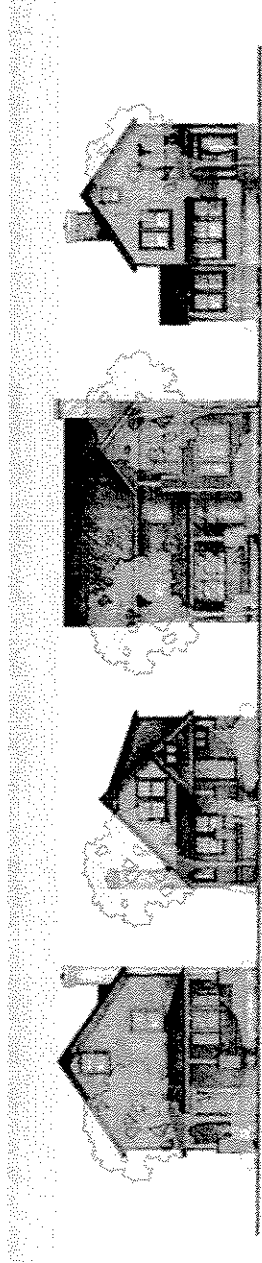
MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

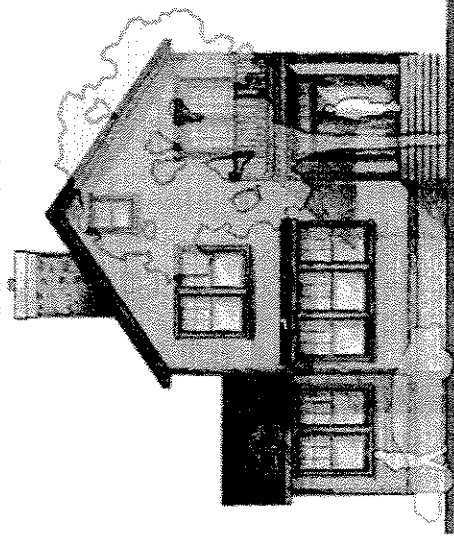
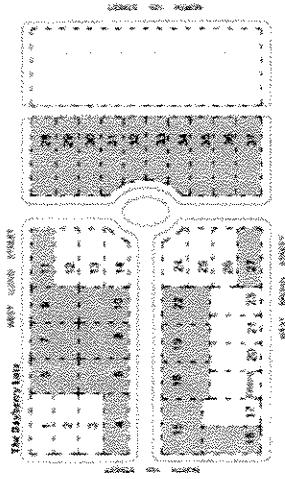
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THE BAYBERRY

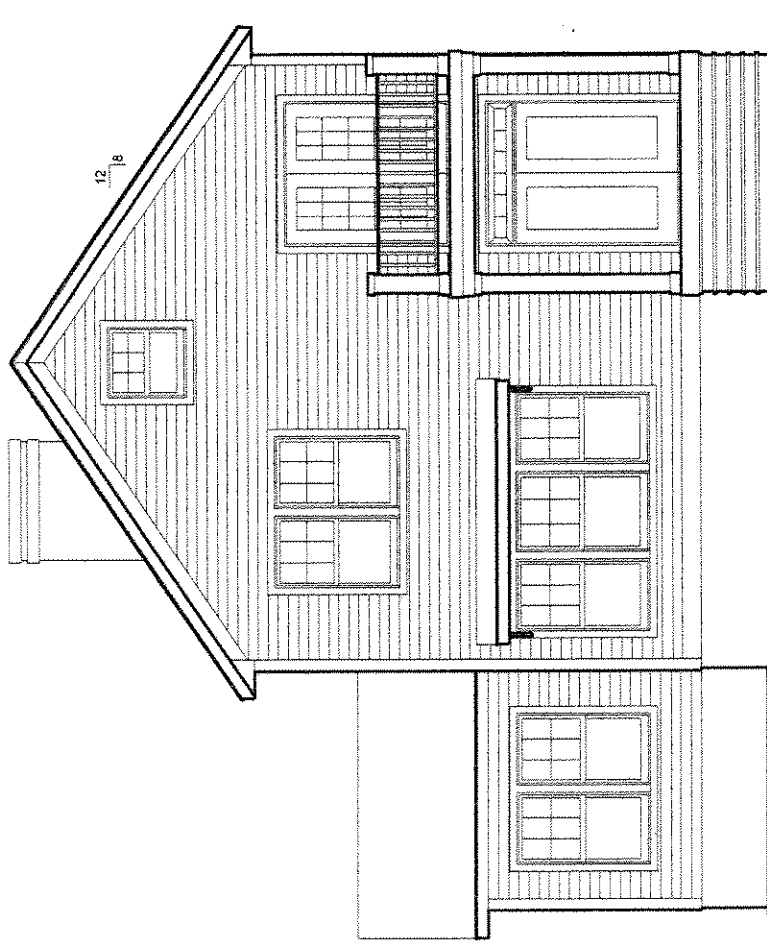
Single Family home
 4 bedrooms, 2.5 baths
 2,200 sq. ft.



[Floor Plan One](#) | [Floor Plan Two](#)

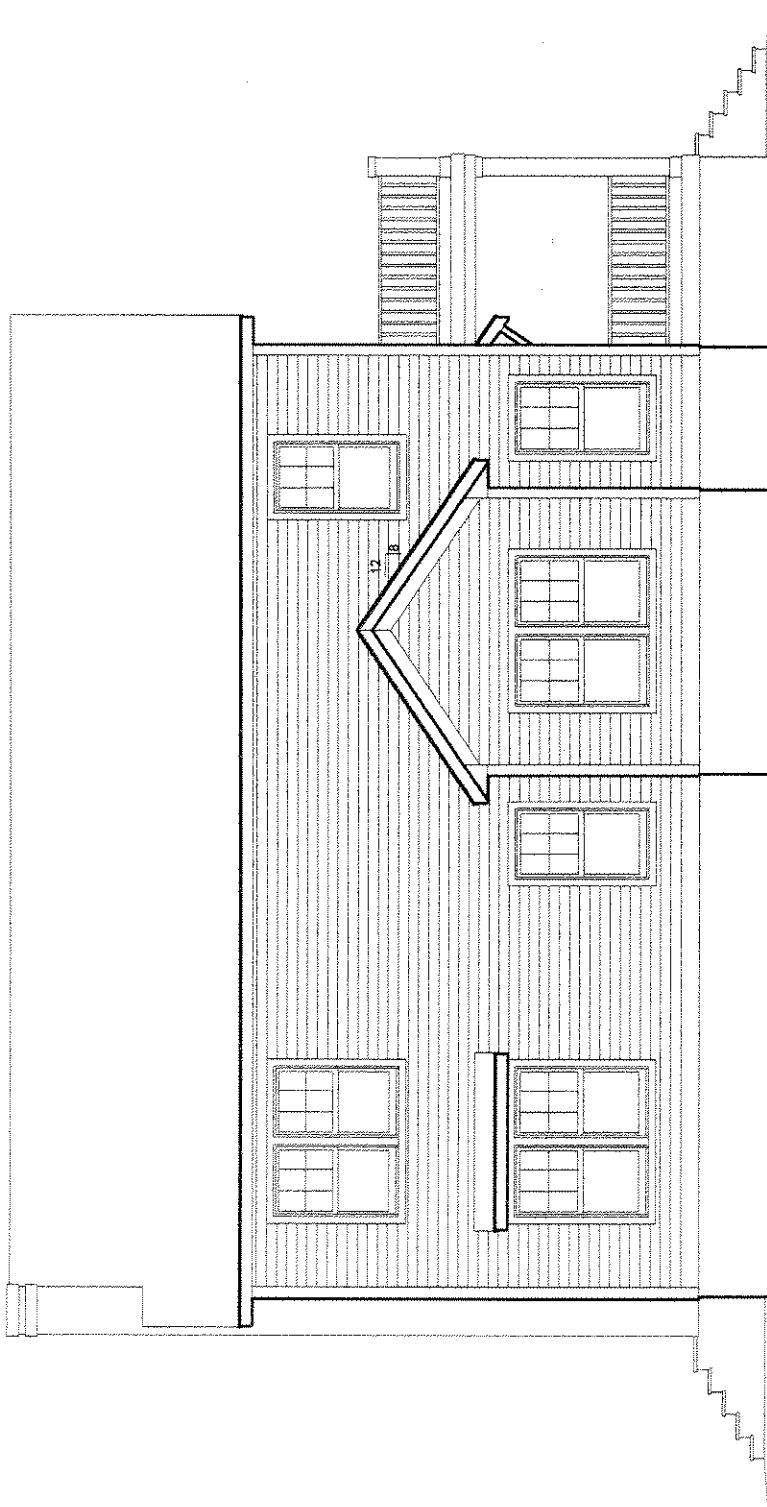
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Josey Heights

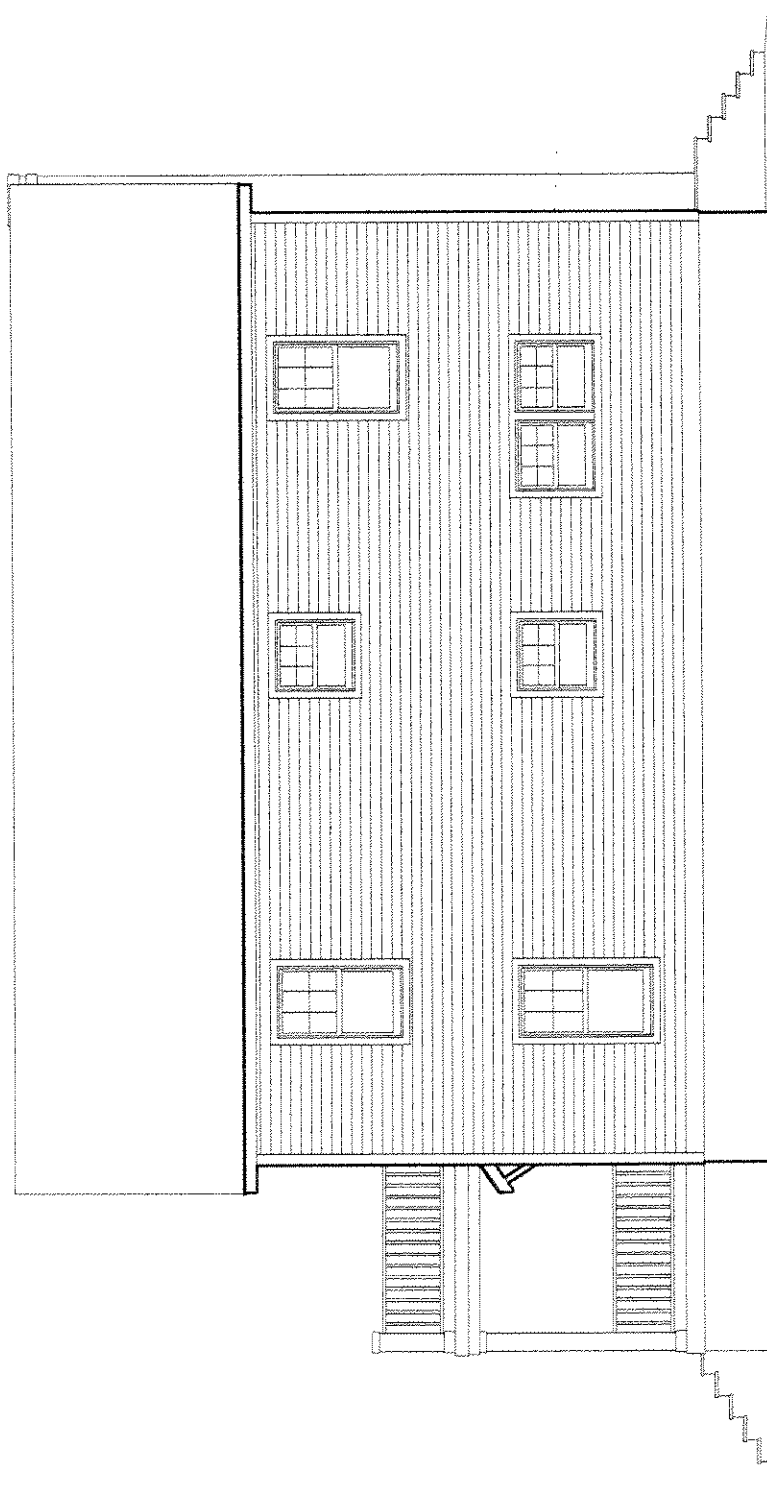


12
6

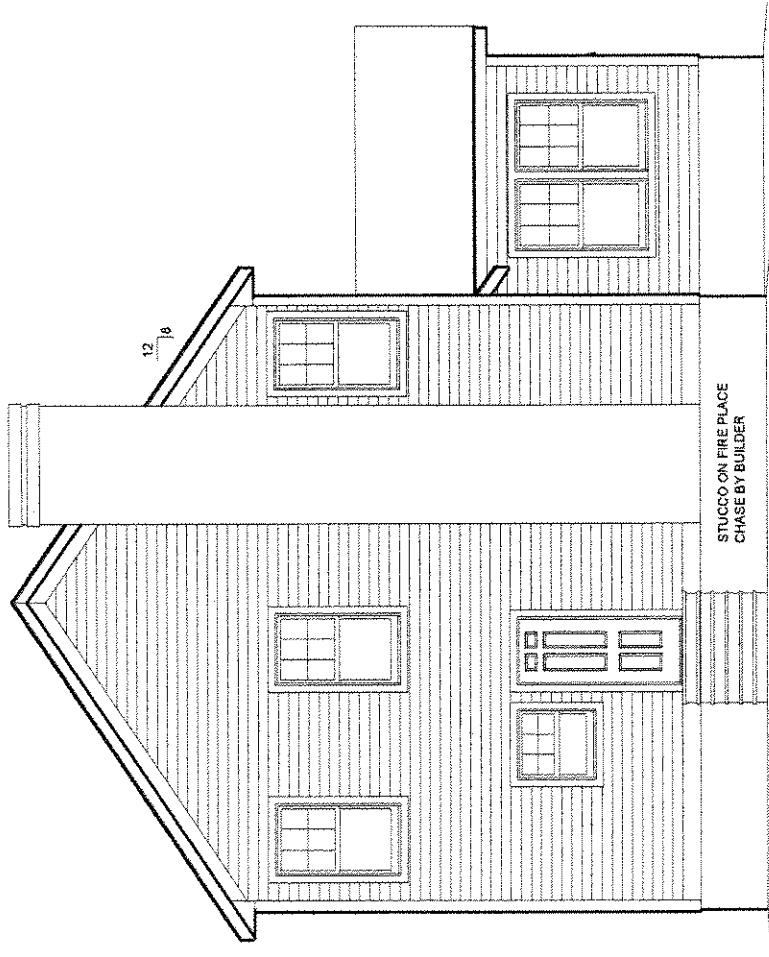
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



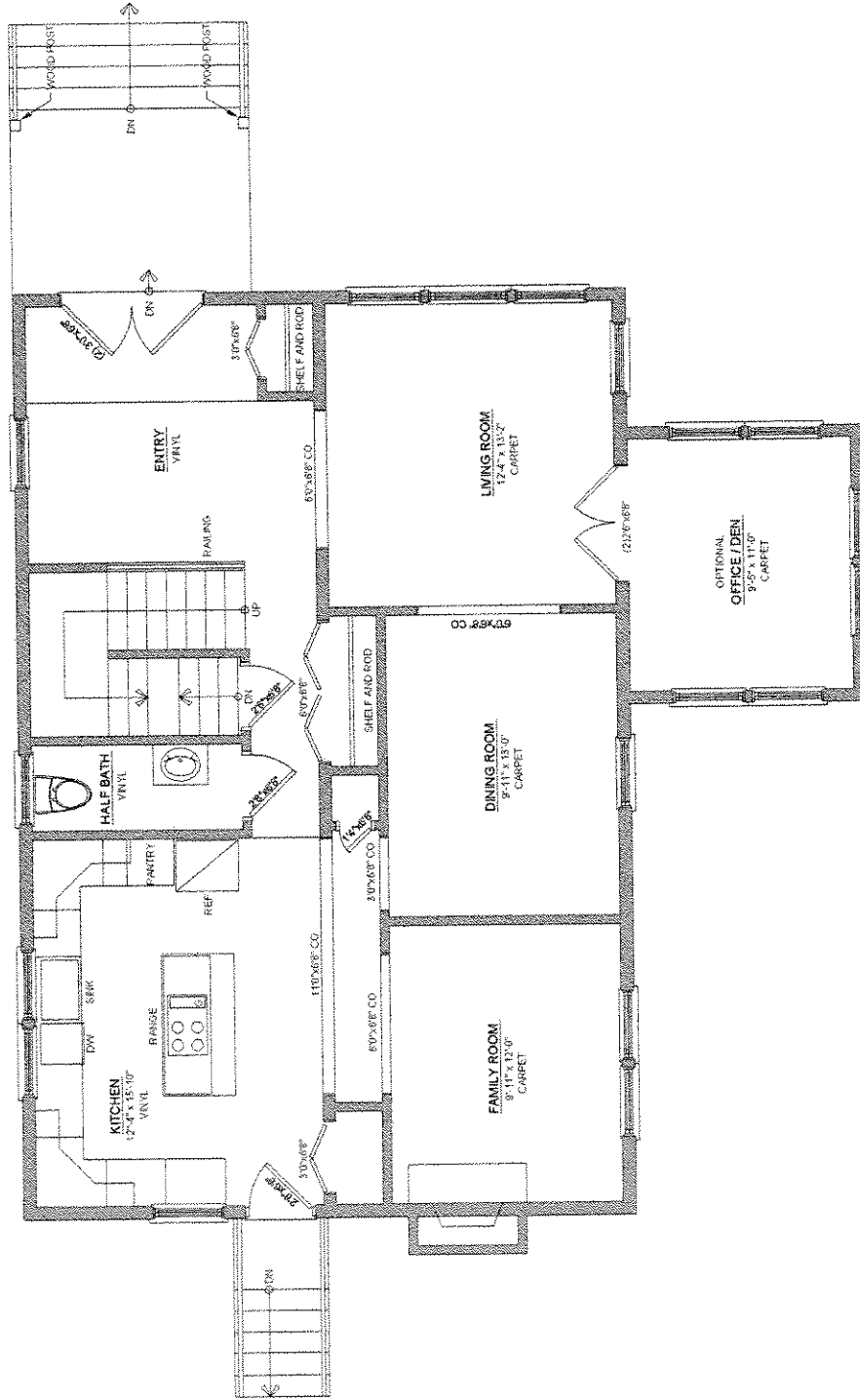
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

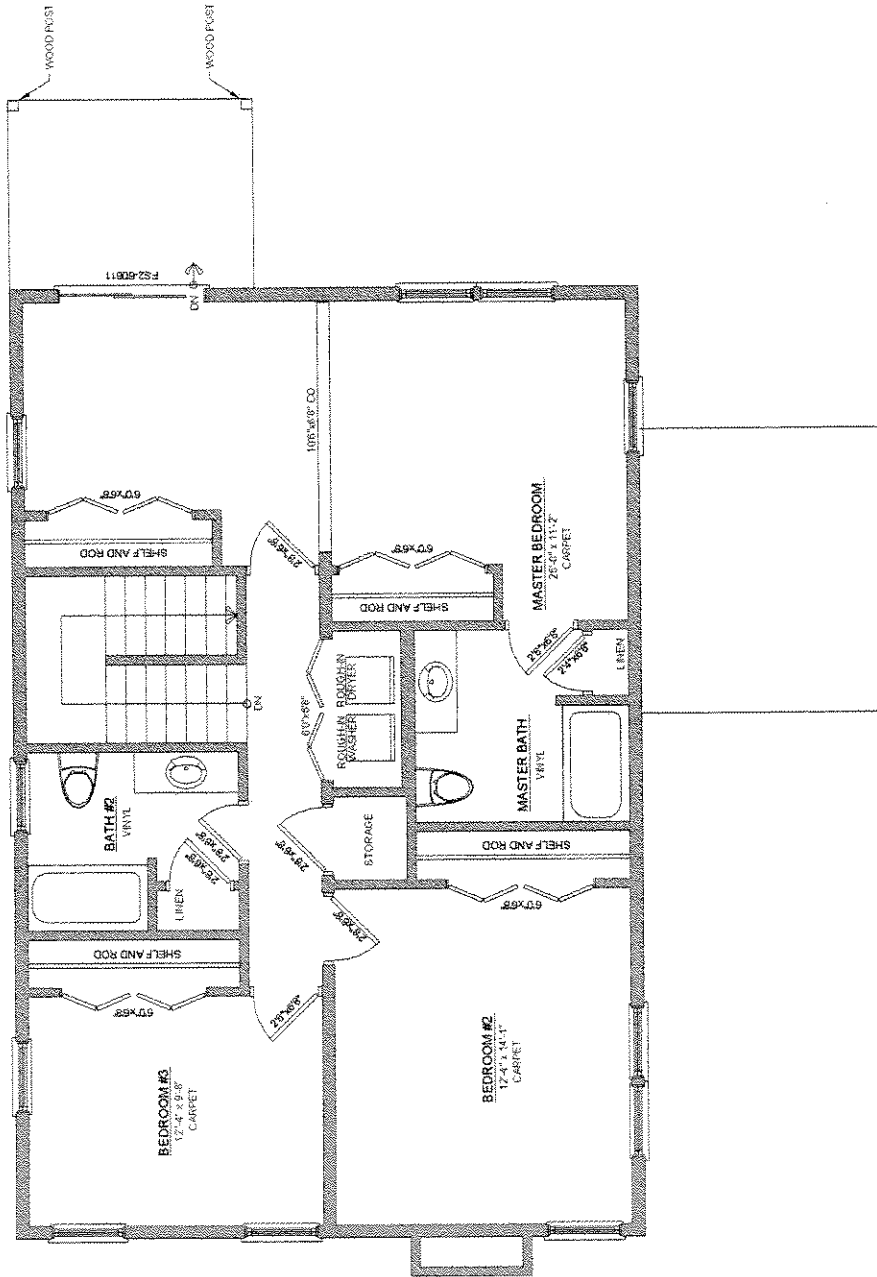


REAR ELEVATION
SCALE: 1/4" = 1'-0"



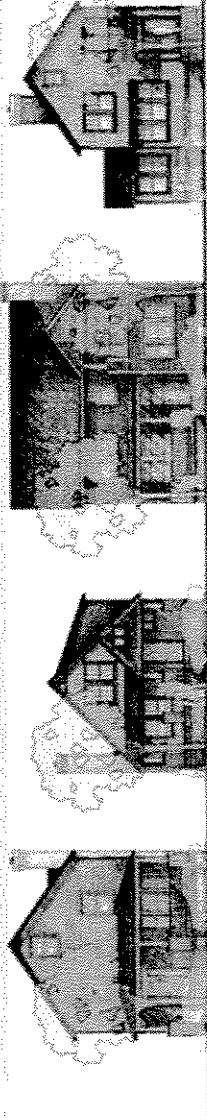
MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



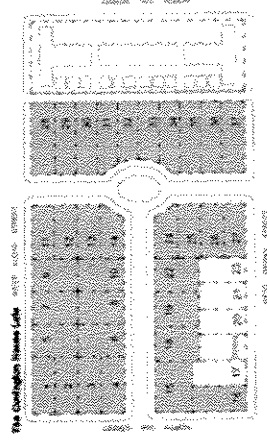
UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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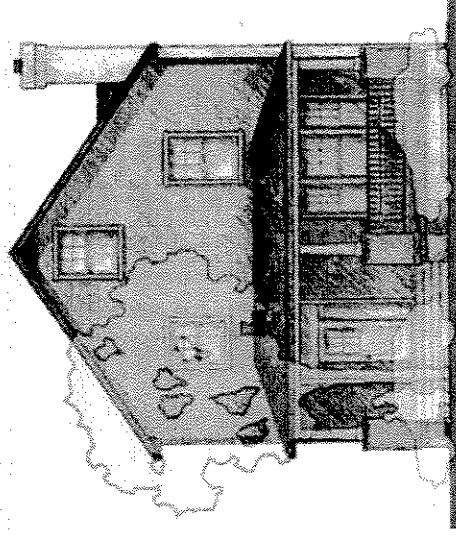
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Josey Heights



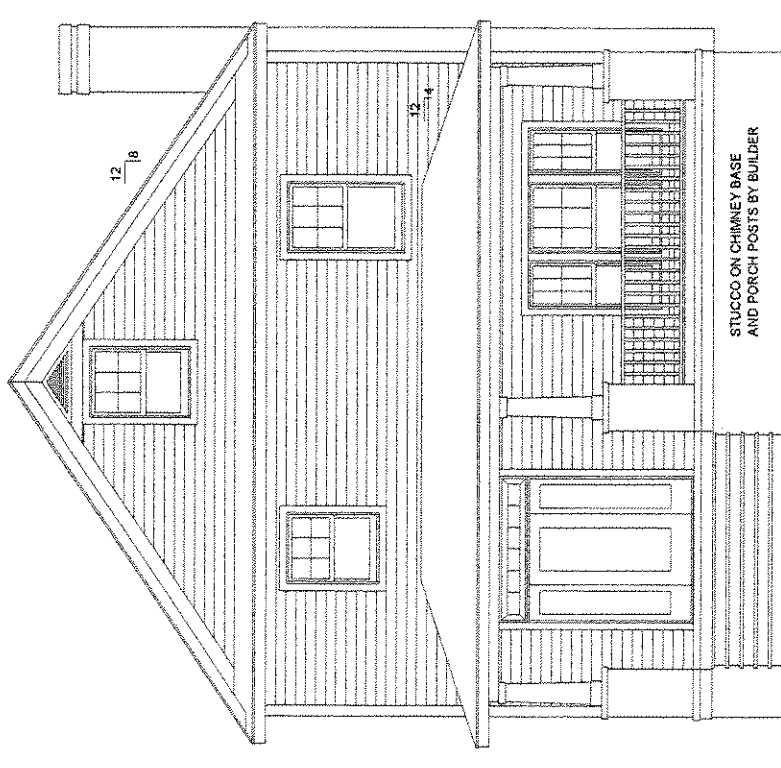
THE COVINGTON

Single Family home
3 bedrooms, 2.5 baths
2,016 sq. ft.

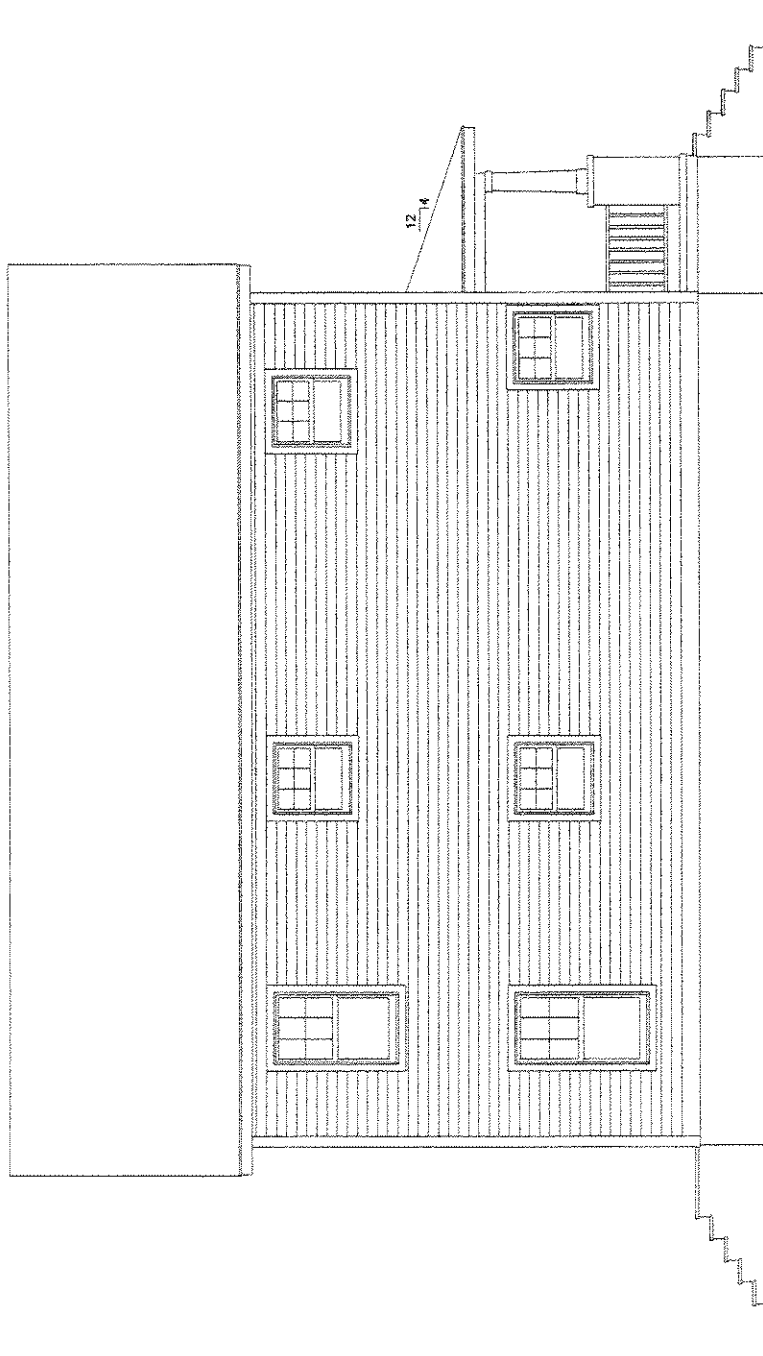


[Floor Plan One](#) | [Floor Plan Two](#)

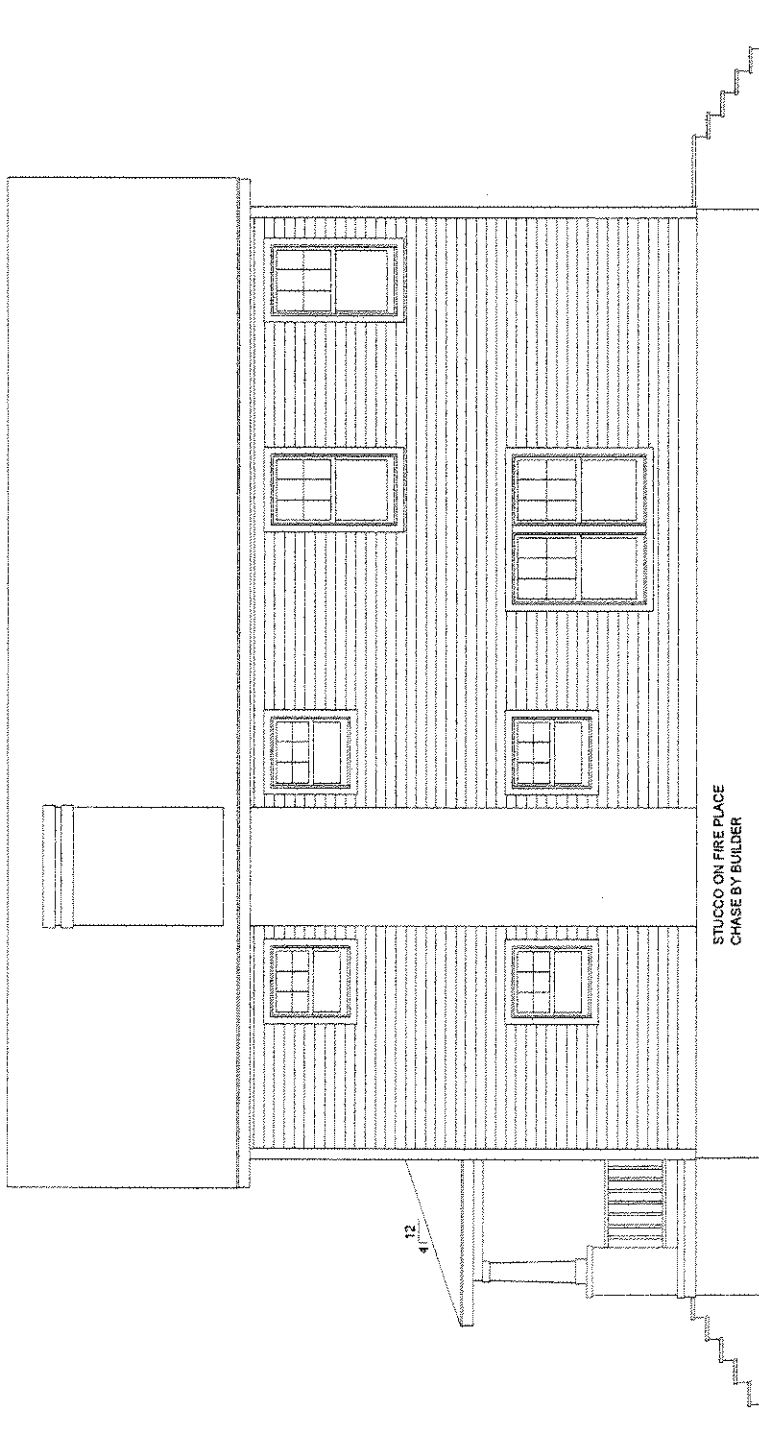
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FRONT ELEVATION
SCALE: 3/16" = 1'-0"



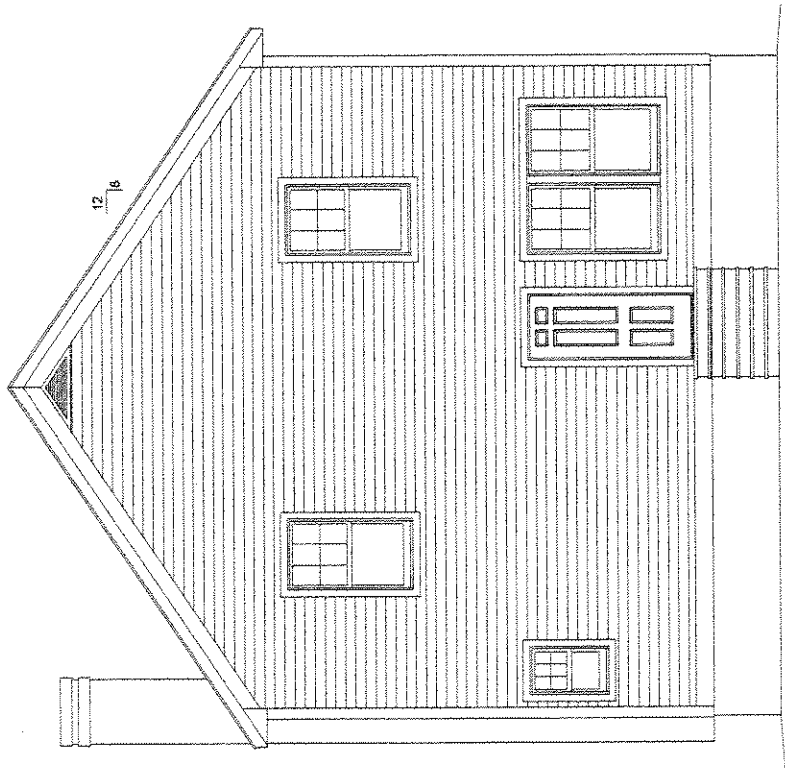
LEFT ELEVATION
SCALE: 3/16" = 1'-0"
(NOTE: SEE FRONT ELEV FOR MATERIALS SPECS)



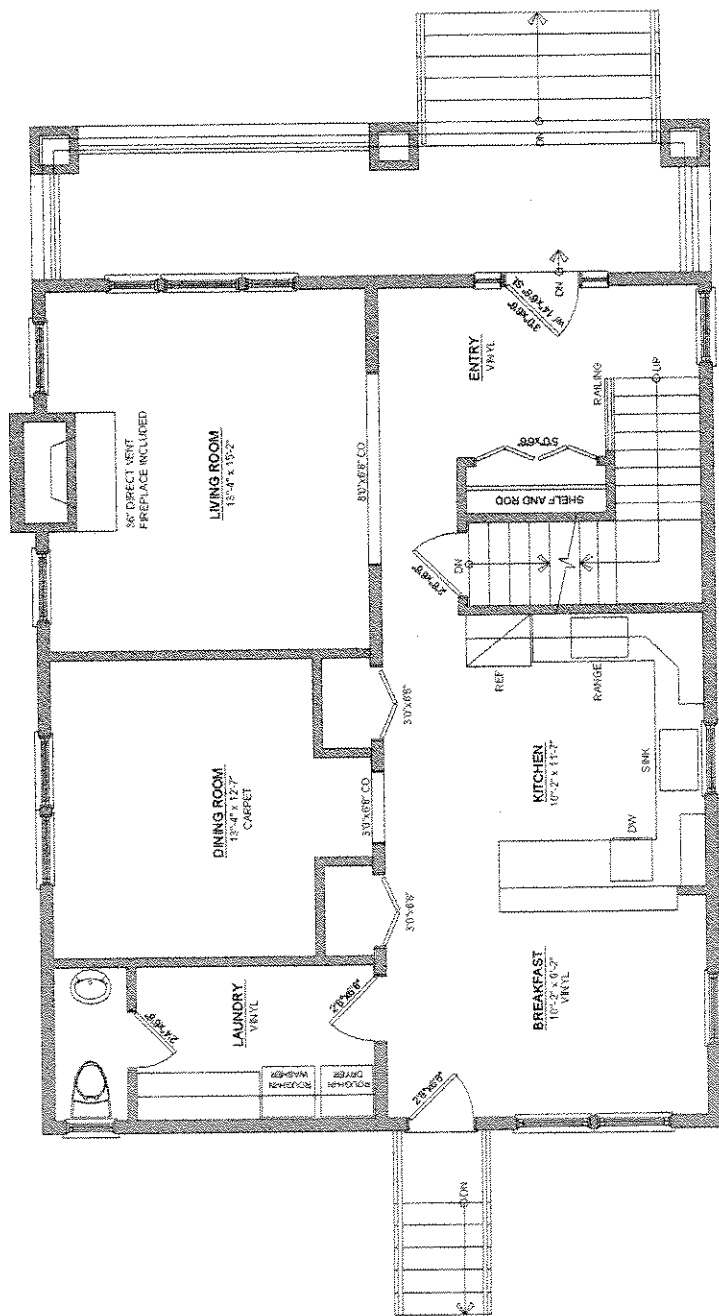
STUCCO ON FIRE PLACE
CHASE BY BUILDER

RIGHT ELEVATION

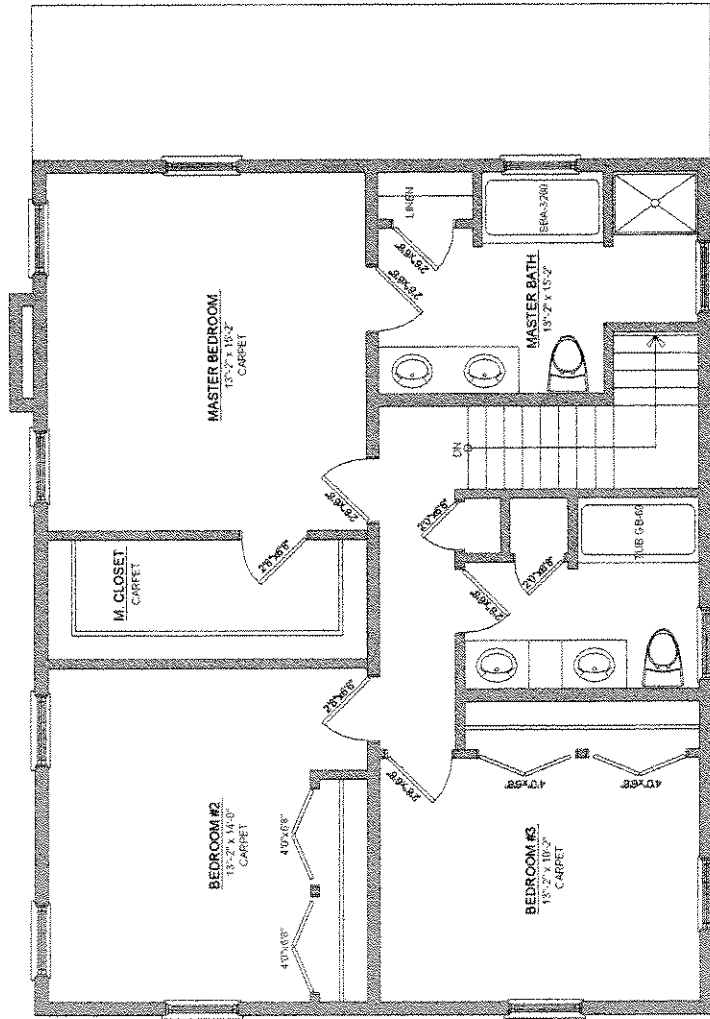
SCALE: 3/16" = 1'-0"
(NOTE: SEE FRONT ELEV FOR MATERIALS SPECS)



REAR ELEVATION
SCALE: 3/16" = 1'-0"
(NOTE: SEE FRONT ELEV FOR MATERIALS SPECS)

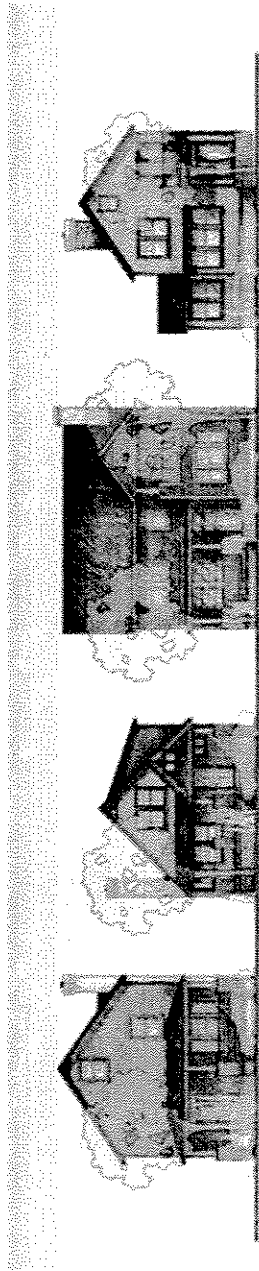


MAIN LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

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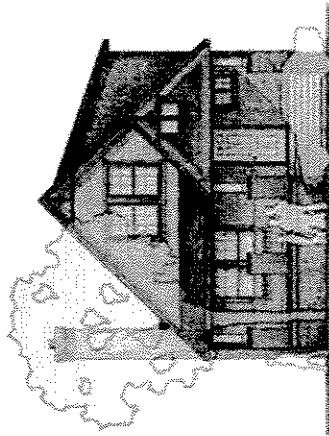
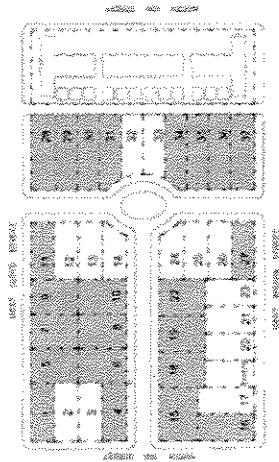


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Josey Heights

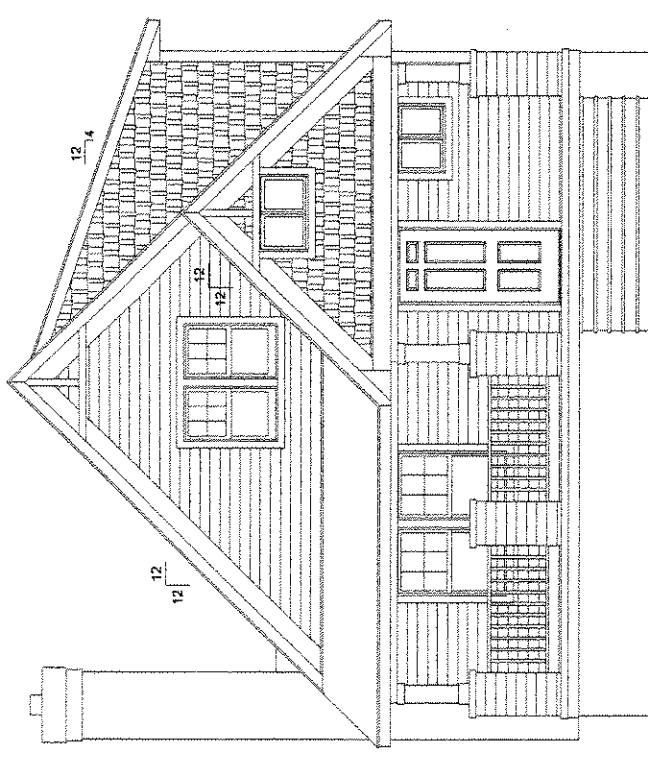
THE DOVER

Single Family home
3 bedrooms, 2 baths
1,928 sq. ft.

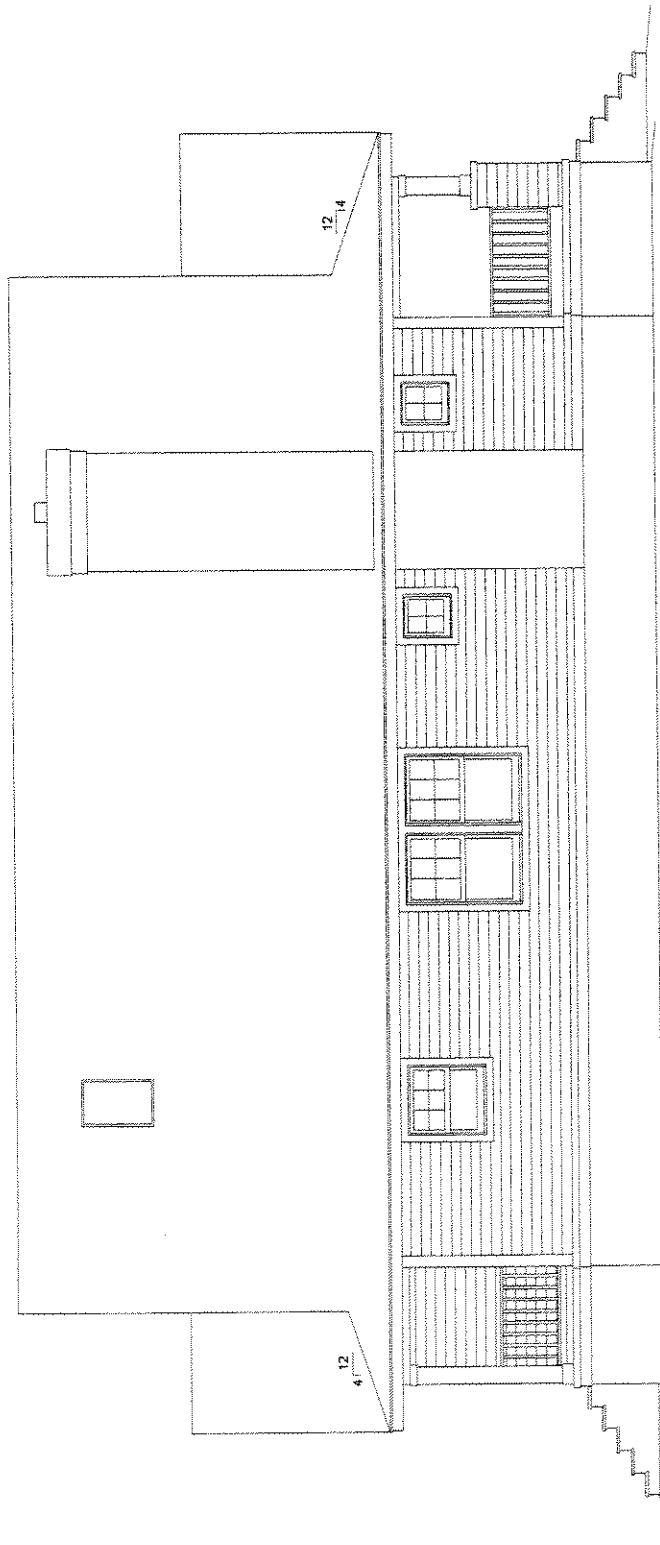


[Floor Plan One](#) | [Floor Plan Two](#)

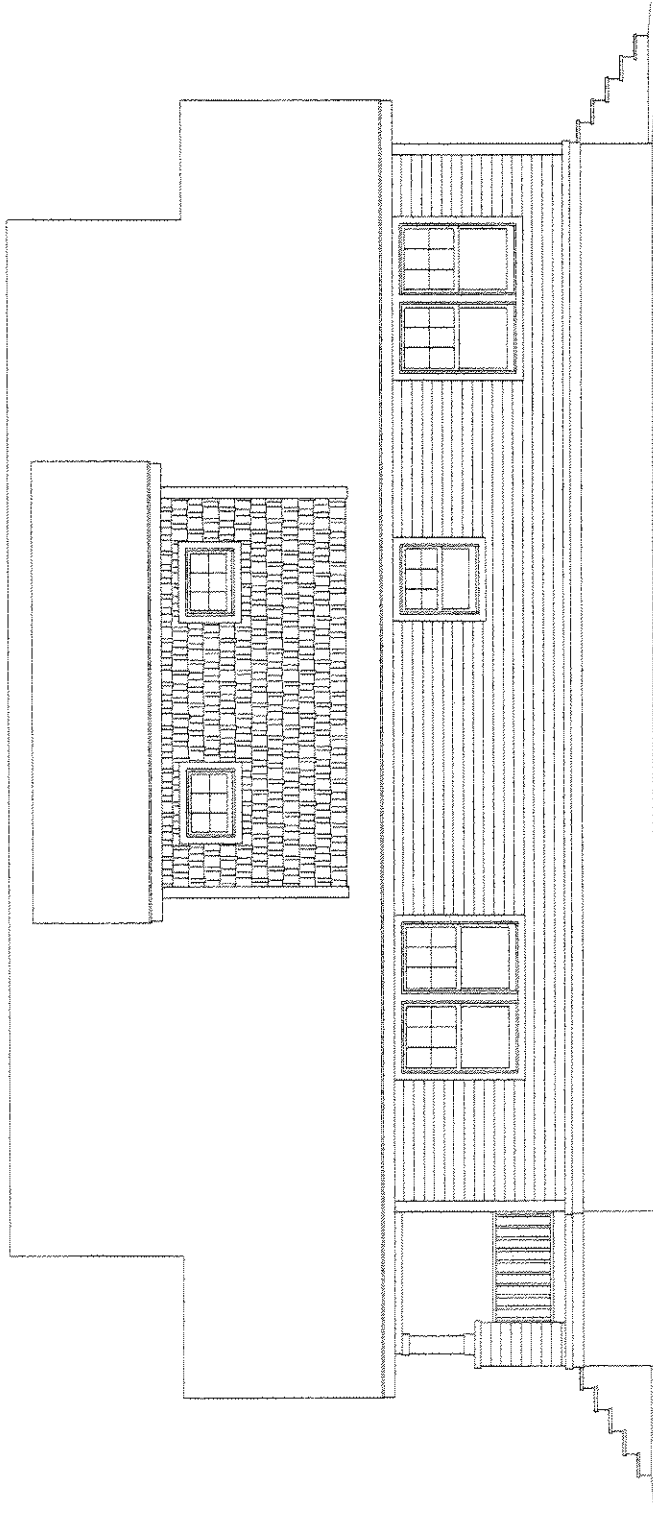
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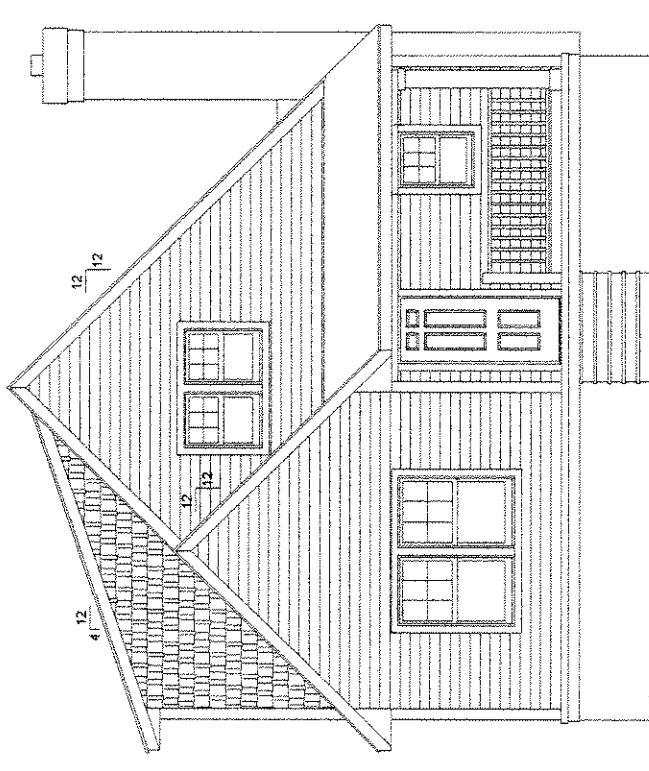
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



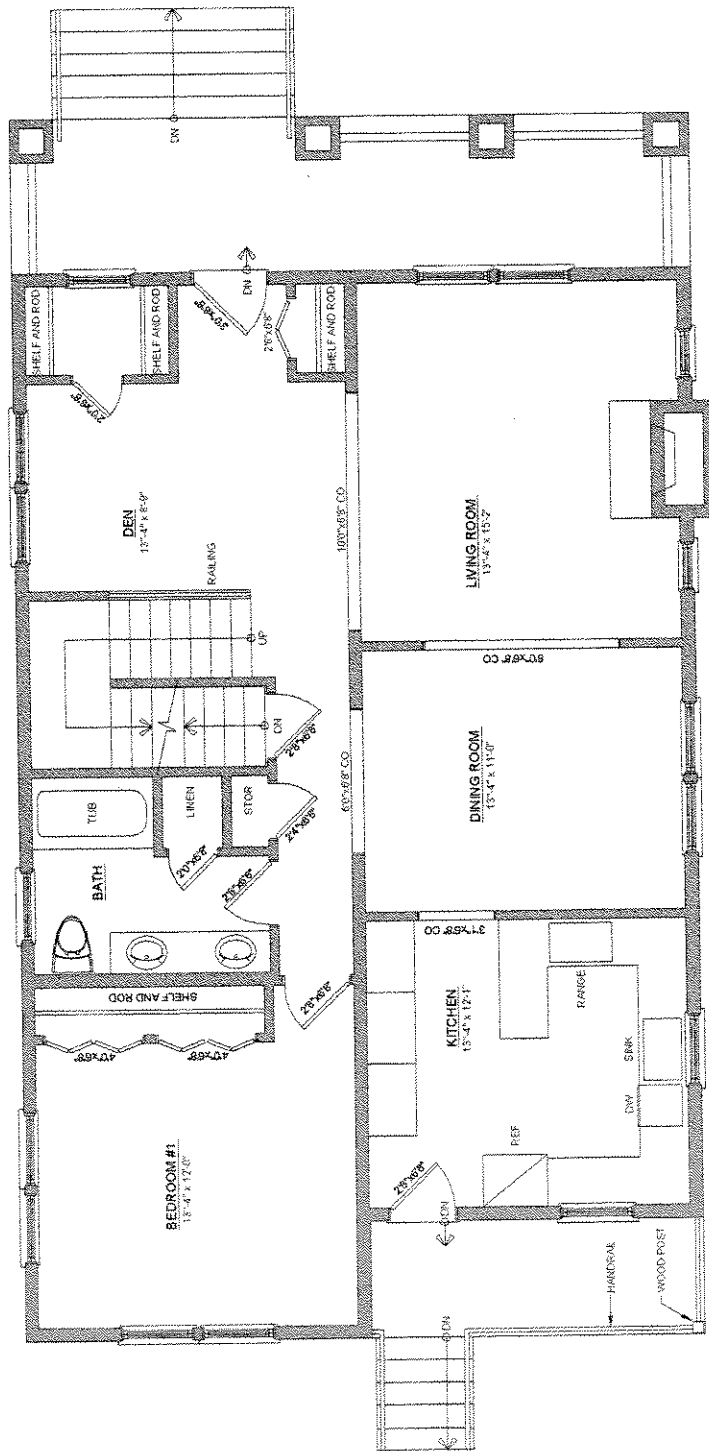
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



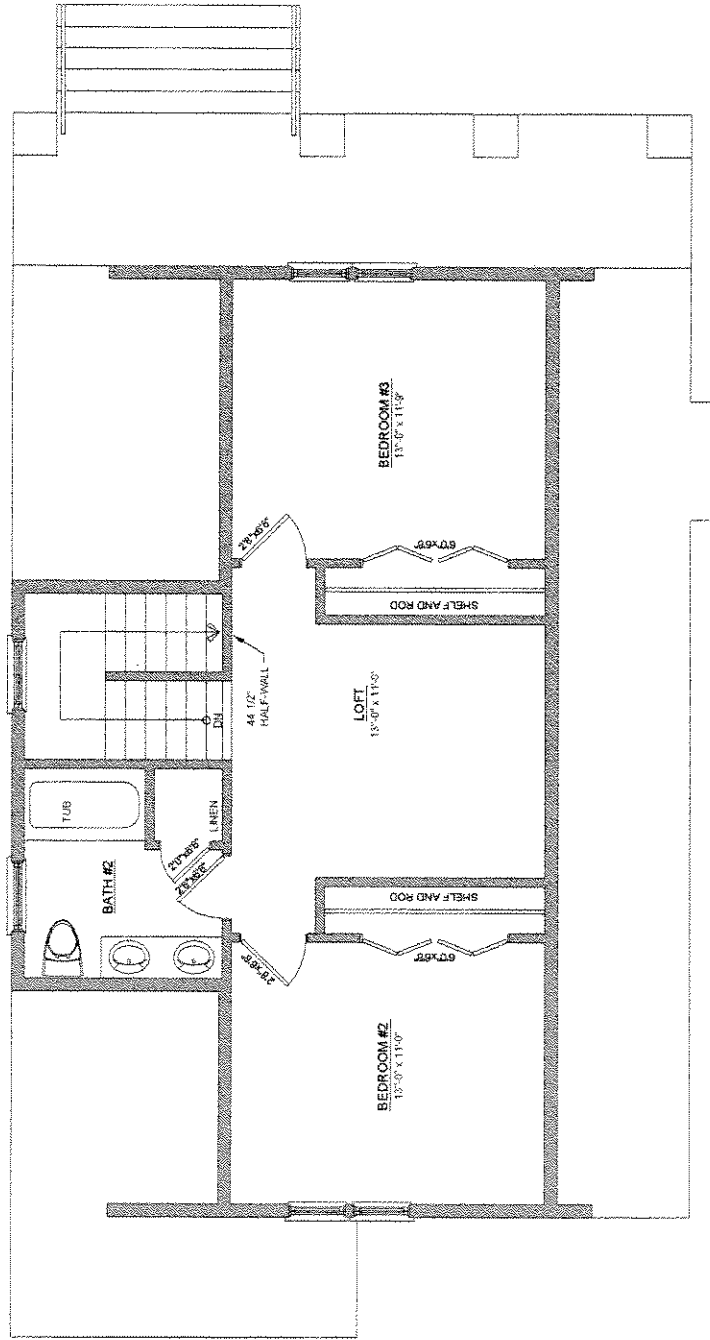
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"



UPPER LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"