

File number 180673

Minor Modification to the Detailed Planned Development (DPD file number 150610) known as Washington Park Townhomes

In December 2015, the Common Council approved a Detailed Planned Development, file number 150610, for the property at North 32nd Street and West Galena Street to permit the development of 40 attached single-family dwelling units in 6 row house-style buildings with accessory surface parking and outdoor space. As part of the development, a public recreational path was to be incorporated along the rail corridor on the east side of the property, with a 42-inch tall fence placed on the east side of the recreational path, as the grade drops to the east. Native plantings were to be incorporated between the path and the railway to create a natural buffer.

Gorman & Company, the developer of Washington Park Townhomes, is proposing a minor modification to the DPD zoning to remove the recreational path from the previously approved plans. This modification is being proposed after concerns were raised during a CPTED safety audit with the Milwaukee Police Department regarding site security issues involving this recreational path.

In this new proposal, the recreational path will be replaced with smaller-scale connective concrete walkways to allow for site circulation and recreation. The 42" tall site fencing that was proposed along the eastern edge of the recreational path is being relocated to the eastern property line, closer to the railroad tracks. Previously proposed landscaping in this area is not affected by this modification.

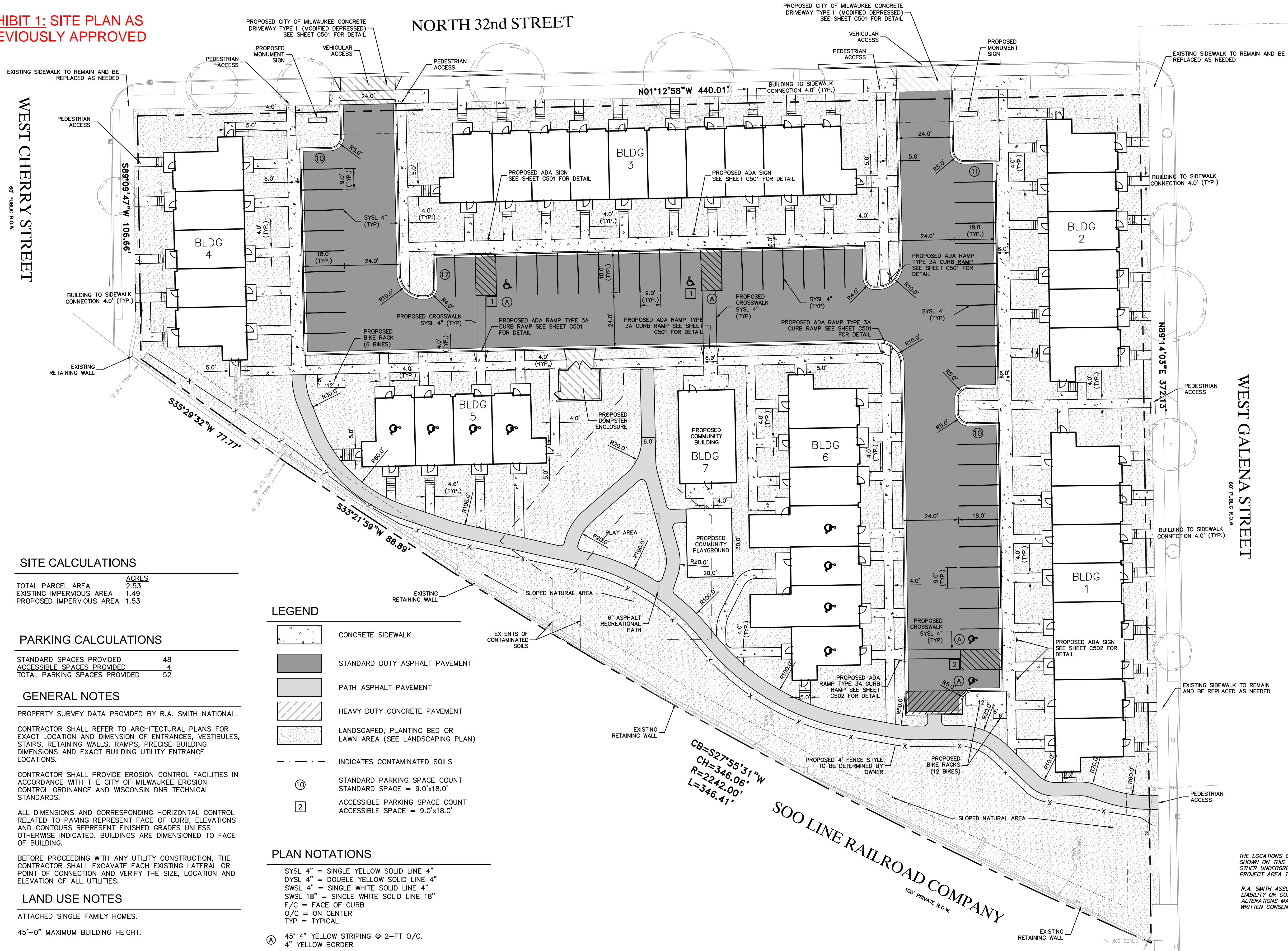
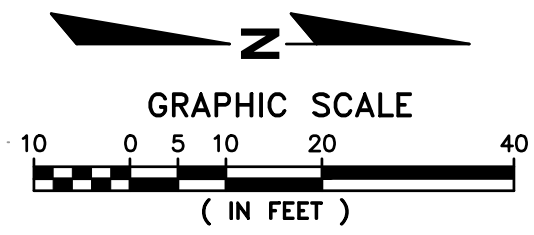
The amount of approved open space, on-site recreation space, landscaping, and screening proposed on site will not be reduced by this change, and the amount of impervious land coverage will be reduced. Locations of principal and accessory structures, parking, recreation spaces, and traffic facilities will not be affected, and the general character of the planned development should remain the same.

Included with this narrative are two exhibits: Exhibit 1 is the Washington Park Townhomes site plan as it was previously approved, and Exhibit 2 is the modified site plan with the proposed recreational path removed.

FILE NUMBER: 180673

EXHIBIT 1: SITE PLAN AS PREVIOUSLY APPROVED

60' PUBLIC R.O.W.



SITE CALCULATIONS

	ACRES
TOTAL PARCEL AREA	2.53
EXISTING IMPERVIOUS AREA	1.49
PROPOSED IMPERVIOUS AREA	1.53

PARKING CALCULATIONS

STANDARD SPACES PROVIDED	48
ACCESSIBLE SPACES PROVIDED	4
TOTAL PARKING SPACES PROVIDED	52

GENERAL NOTES

PROPERTY SURVEY DATA PROVIDED BY R.A. SMITH NATIONAL.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MILWAUKEE EROSION CONTROL ORDINANCE AND WISCONSIN DNR TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

LAND USE NOTES

ATTACHED SINGLE FAMILY HOMES.

45'-0" MAXIMUM BUILDING HEIGHT.

LEGEND

- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- PATH ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPED, PLANTING BED OR LAWN AREA (SEE LANDSCAPING PLAN)
- INDICATES CONTAMINATED SOILS
- STANDARD PARKING SPACE COUNT
STANDARD SPACE = 9.0'x18.0'
- ACCESSIBLE PARKING SPACE COUNT
ACCESSIBLE SPACE = 9.0'x18.0'

PLAN NOTATIONS

- SYSL 4" = SINGLE YELLOW SOLID LINE 4"
- DYSL 4" = DOUBLE YELLOW SOLID LINE 4"
- SWSL 4" = SINGLE WHITE SOLID LINE 4"
- SWSL 18" = SINGLE WHITE SOLID LINE 18"
- F/C = FACE OF CURB
- O/C = ON CENTER
- TYP = TYPICAL
- 45' 4" YELLOW STRIPING @ 2-FT O/C.
- 4" YELLOW BORDER

DESCRIPTION	DATE
WASHINGTON PARK TOWNHOMES <td>10/04/2017 ZONING PERMIT & UTILITY CHANGES</td>	10/04/2017 ZONING PERMIT & UTILITY CHANGES
CITY OF MILWAUKEE, WISCONSIN	
OVERALL SITE PLAN	
 CREATIVITY BEYOND ENGINEERING rasmith.com	
COPYRIGHT 2017 R.A. Smith, Inc. DATE: 09/19/2017 SCALE: 1" = 20' JOB NO. 3150495.02 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: CBT CHECKED BY: JJJ SHEET NUMBER C200	

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

R.A. SMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH.

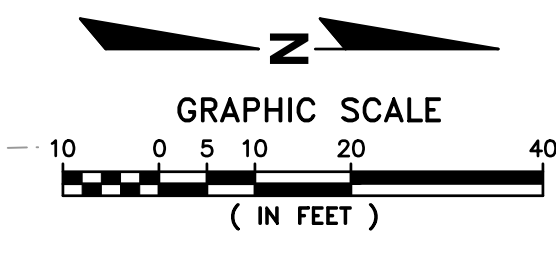


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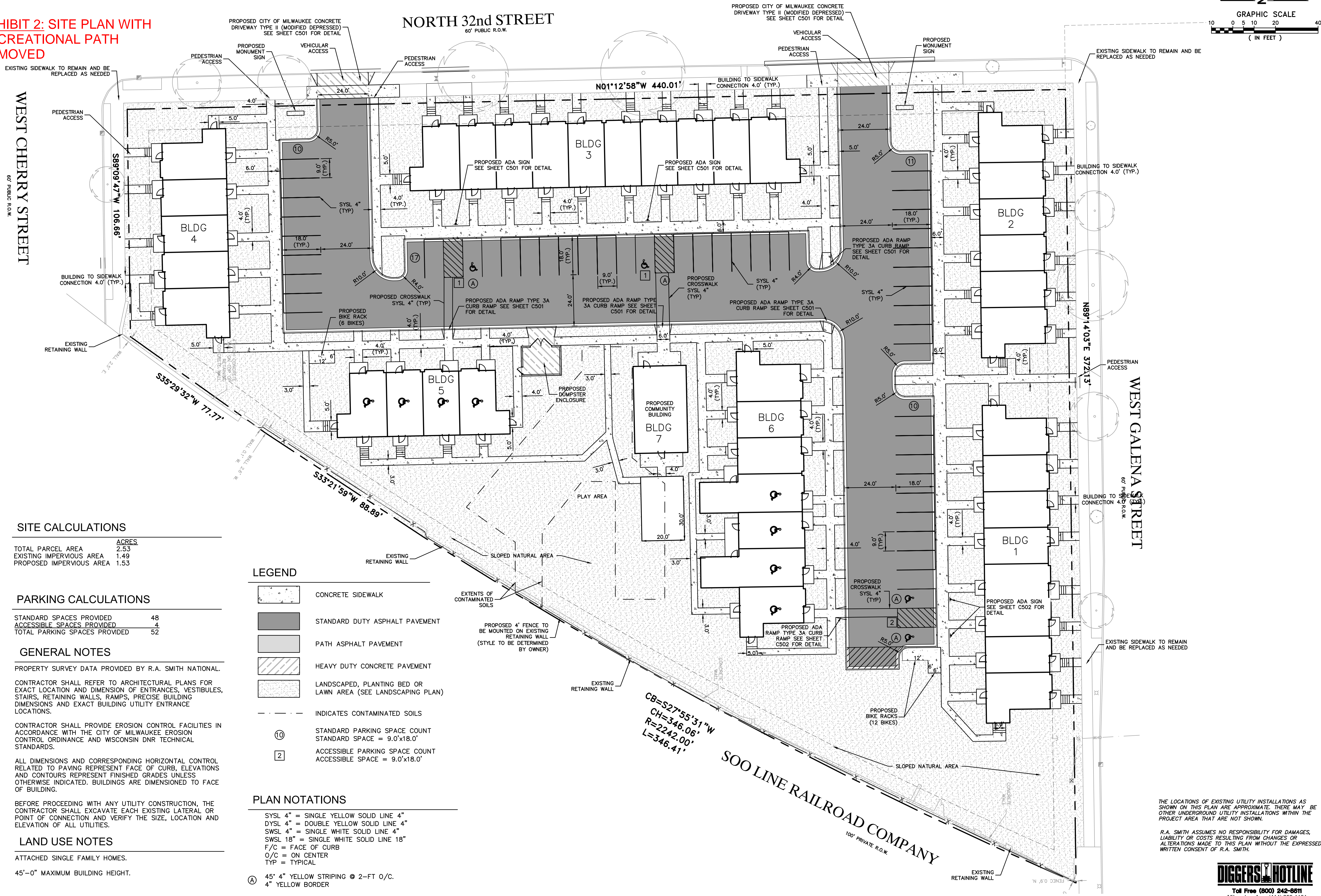
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EXHIBIT 2: SITE PLAN WITH RECREATIONAL PATH REMOVED



WEST CHERRY STREET
60' PUBLIC R.O.W.

WEST GALENA STREET
60' PUBLIC R.O.W.



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DATE	DESCRIPTION
10/04/2017	ZONING PERMIT & UTILITY CHANGES
03/16/2018	BIKE PATH ELIMINATED

raSmith CREATIVITY BEYOND ENGINEERING rasmith.com	
WASHINGTON PARK TOWNHOMES CITY OF MILWAUKEE, WISCONSIN	OVERALL SITE PLAN
© COPYRIGHT 2018 R.A. Smith, Inc. DATE: 09/19/2017 SCALE: 1" = 20' JOB NO. 3150495.02 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: CBT CHECKED BY: JJJ	
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