

DETAILED PLAN PROJECT DESCRIPTION  
and  
OWNERS STATEMENT OF INTENT

The overall project concept is to construct 11 individual family housing units connected in "Rowhouse" fashion, situated on a site located in a "Residential two-family" neighborhood. This concept is to have homeowners living in a multi-family project, but having all the conveniences of individual units. Each unit will have 3 bedrooms, so that the size of the families living in these units will vary from 2 to 5 persons, which is consistent with the neighborhood. (See Site Plan sheet A1)

The exterior design is to keep in compliance with the rest of the neighborhood. Sloping shingled roofs, vinyl insulated windows, vinyl siding, and stone veneer at the front of the project. (See Exterior Elevations sheet A4)

The tract of land is greater than 14,000 S.F. (See Site Plan sheet A1)

There is no space between the units as they are attached to one another as "Rowhouses". (See Site Plan sheet A1)

Since the project is less than 5 acres, the setbacks are less than 25'. The front setback is 15' to the face of the columns on the porch. The side setbacks total 21' - 2 3/4", with a 3' setback at the rear to allow for a refuse area and easier access to the garages. (See Site Plan sheet A1)

No screening is necessary, as there is no business or industrial use adjacent to the site. (See Vicinity Map sheet V1)

The open spaces will be landscaped by each owner and will be well maintained. (See Landscape Plan sheet L1)

Adequate access to each unit for pedestrians and public & private vehicles has been provided. Each unit is accessible from the street at the front, and has a garage on the public alley, at the rear, to park one vehicle. There is access to the unit from the garage or from the public alley. (See Site Plan sheet A1)

The project will be landscaped at the front and will be of a quality consistent with the standards of the American Association of Nurserymen. This landscaping will be maintained on an ongoing basis. (See Landscape Plan sheet L1)

The lighting for the project will be such that the maximum illumination at the property line will be one foot-candle.

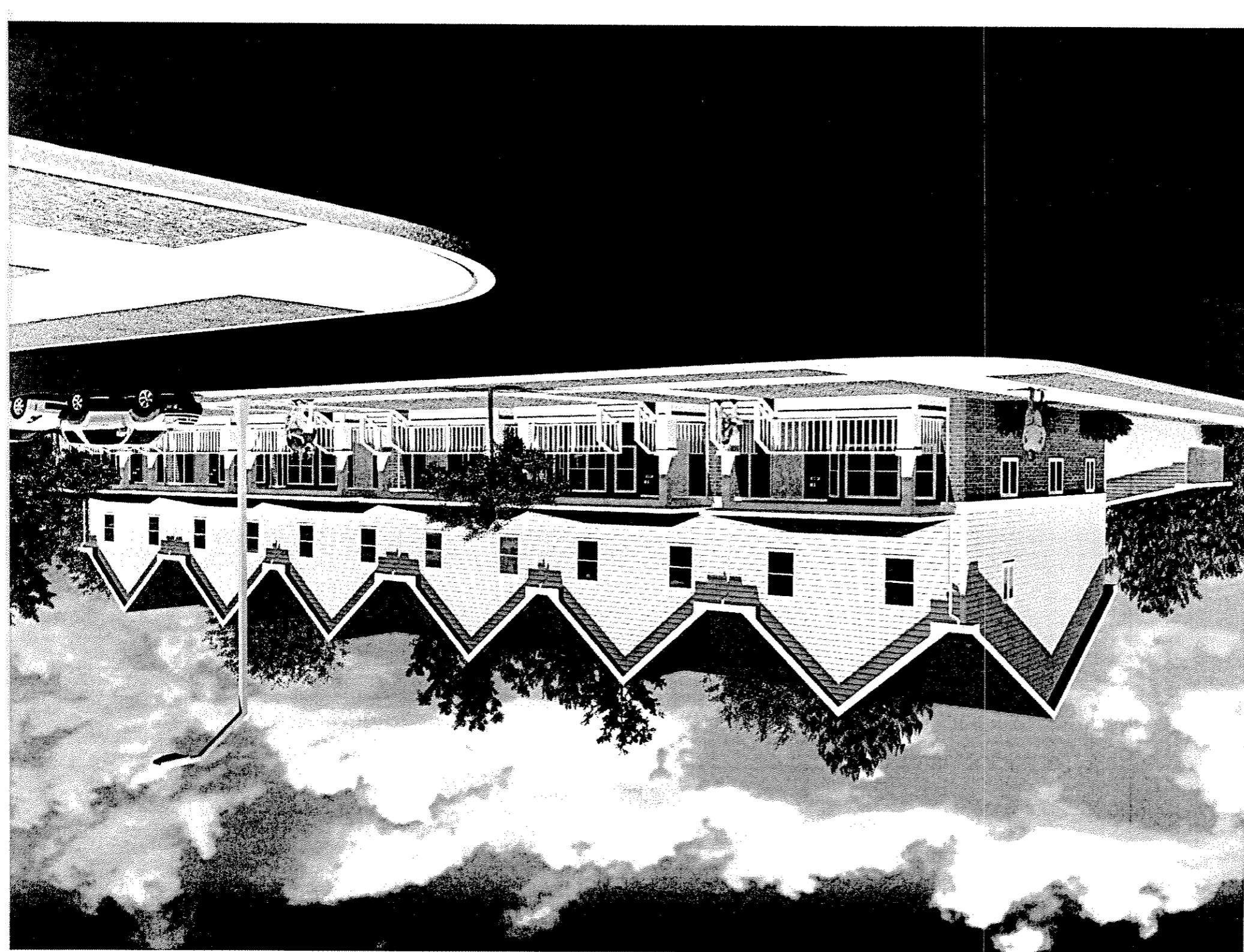
The utility lines to the project will be above ground, similar to the adjacent properties.

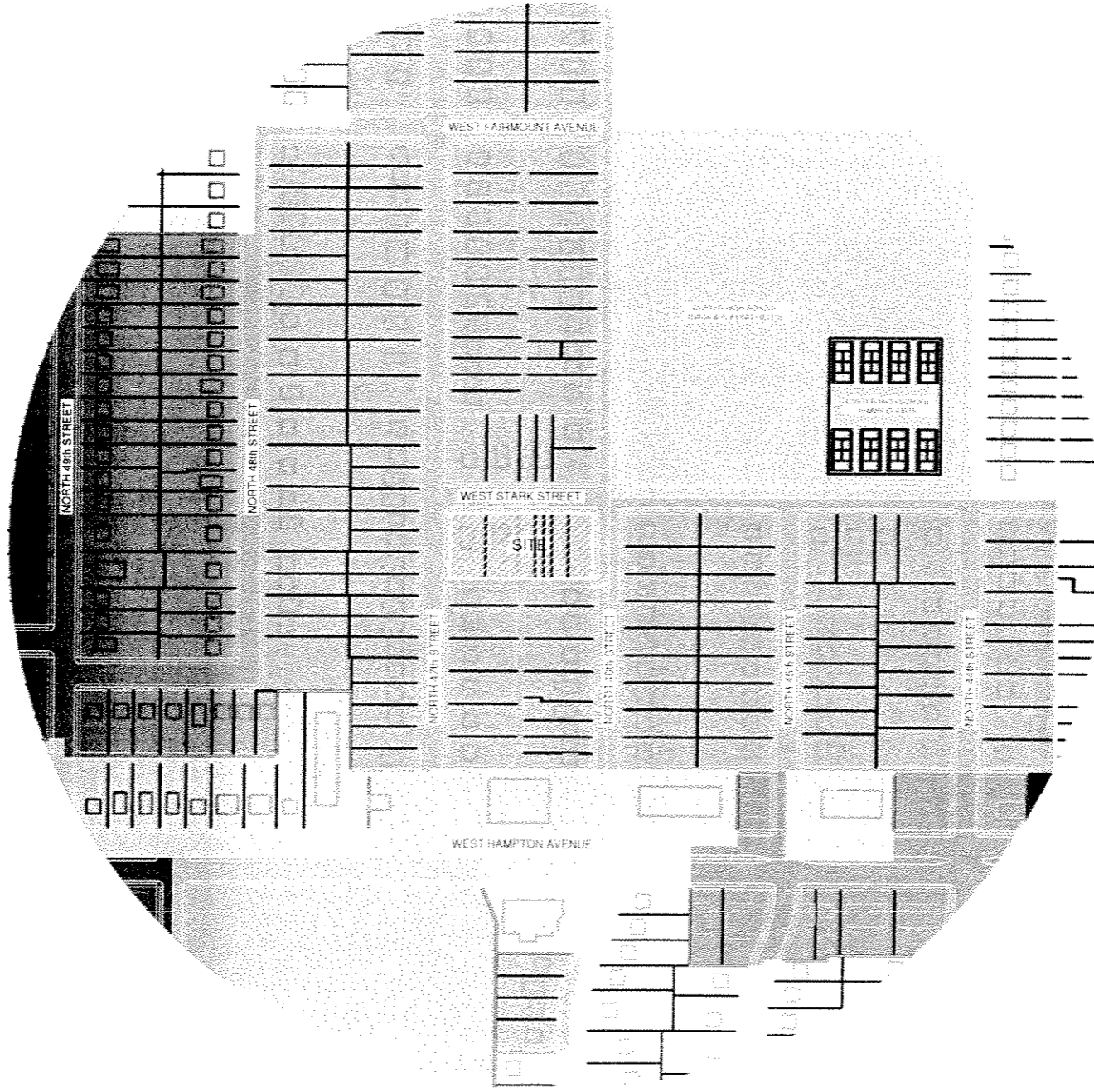
A temporary sign will be erected pertaining to the construction of the building, no larger than 48 square feet. (See Sign Plan sheet S11)

A temporary sign will be erected to advertise the sale of the units, no larger than 36 square feet. (See Sign Plan sheet S11)

Statistical Sheet

1. Gross Land Area: 30,920 S.F. (0.71 Acres)
2. Max Amount of Land Covered by Principal Building: 10,530 S.F. (0.24 Acres or 34% of tract)
3. Max Amount of Land Devoted to Parking, Drives, etc.: 4,856 S.F. (0.11 Acres or 16%)
4. Minimum Amount of Land Devoted to Landscape Open Space: 6,600 S.F. (0.15 Acres or 21%)
5. Maximum Proposed Dwelling Unit Density if Residential and/or Total S. F. Devoted to Non-Residential Use: 2,700 S.F./Unit, No Non-Residential
6. Proposed Number of Buildings: 1 Building
7. Max Number of Dwelling Units per Building: 11 Units
8. Bedrooms per Unit: 3 Bedrooms
9. Parking Spaces Provided, Whether Surface or in Structures, and Ratio per Unit if Residential, or per Thousand S. F. of Building Area if Non-Residential: 17 Parking Spaces/1.5 Spaces per Unit





Project Title  
**STARK STREET  
 ROWHOUSES**

4600 W STARK ST  
 MILWAUKEE, WI 53216  
 Project Number  
**21095**

Date of Issue  
**30 JANUARY, 2004**  
 Rev Dates

Filename  
 VicinityMap

Design  
**CLL, FAE**  
 Draw  
**RMT**  
 Check  
 -  
 Approved  
 -

**CENTRAL CITY  
 CONSTRUCTION**  
 1200 N. MILWAUKEE STREET  
 MILWAUKEE, WI 53212  
 (414) 224-7700  
 FAX: (414) 224-7744

Drawing Description  
 VICINITY MAP

Sheet Number  
**V1**

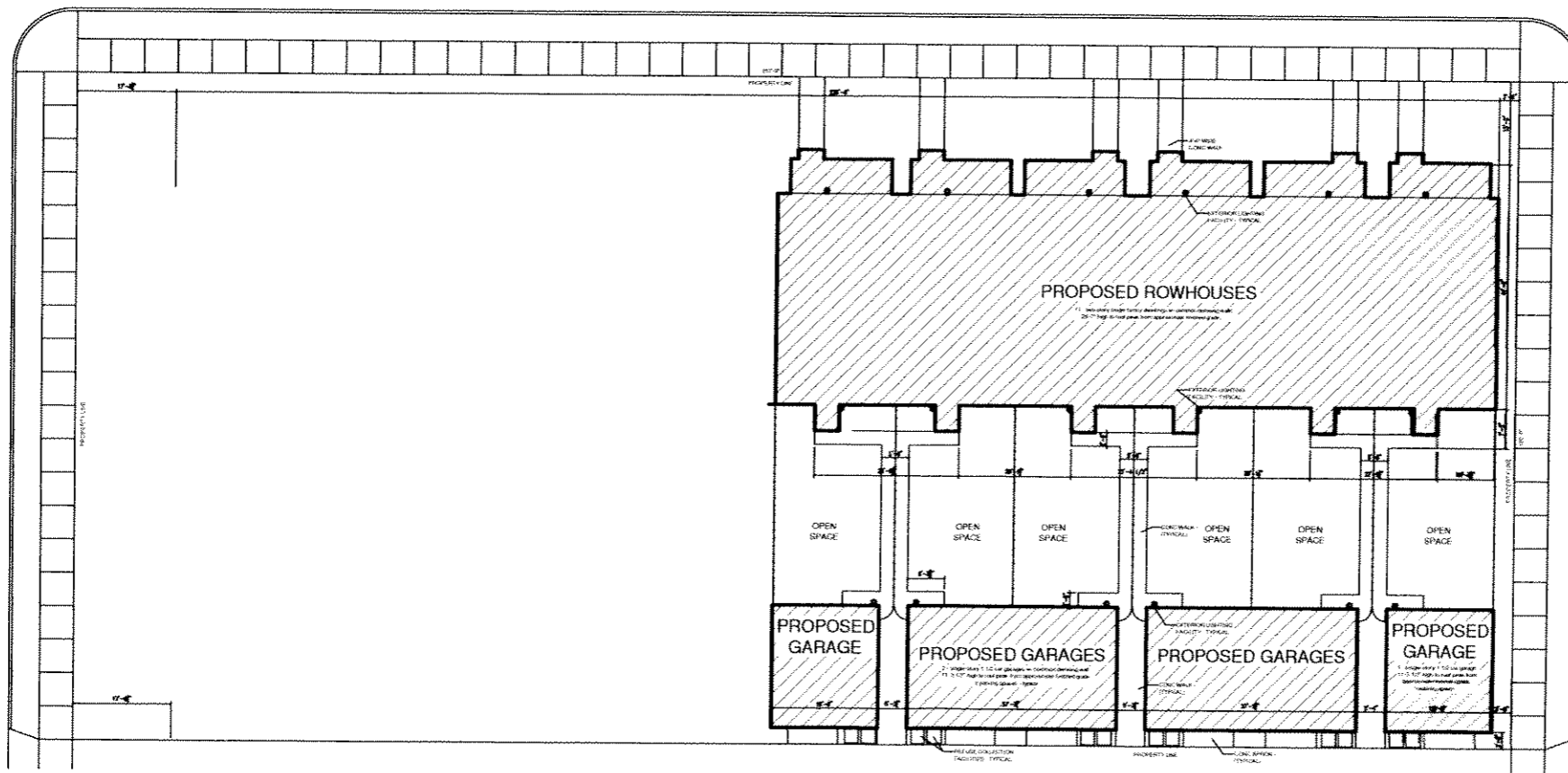
- RTD RESIDENTIAL TWO-FAMILY
- PK PARKS
- PSS RESIDENTIAL SINGLE-FAMILY
- RSD RESIDENTIAL SINGLE-FAMILY
- NSD NEIGHBORHOOD SHOPPING
- RM1 RESIDENTIAL MIX. 1-FAMILY
- RM2 RESIDENTIAL MIX. 2-FAMILY
- RM3 RESIDENTIAL MIX. 3-FAMILY



NORTH 47th STREET

WEST STARK STREET

NORTH 46th STREET



1 SITE PLAN  
3/32" = 1'-0"



Project Title  
STARK STREET  
ROWHOUSES

4600 W STARK ST  
MILWAUKEE, WI 53218

Project Number  
21095

Date of Issue  
27 FEBRUARY, 2014

Rev Dates

Filename  
SitePlan\_A1

Design  
RMT

Draw  
RMT

Check  
-

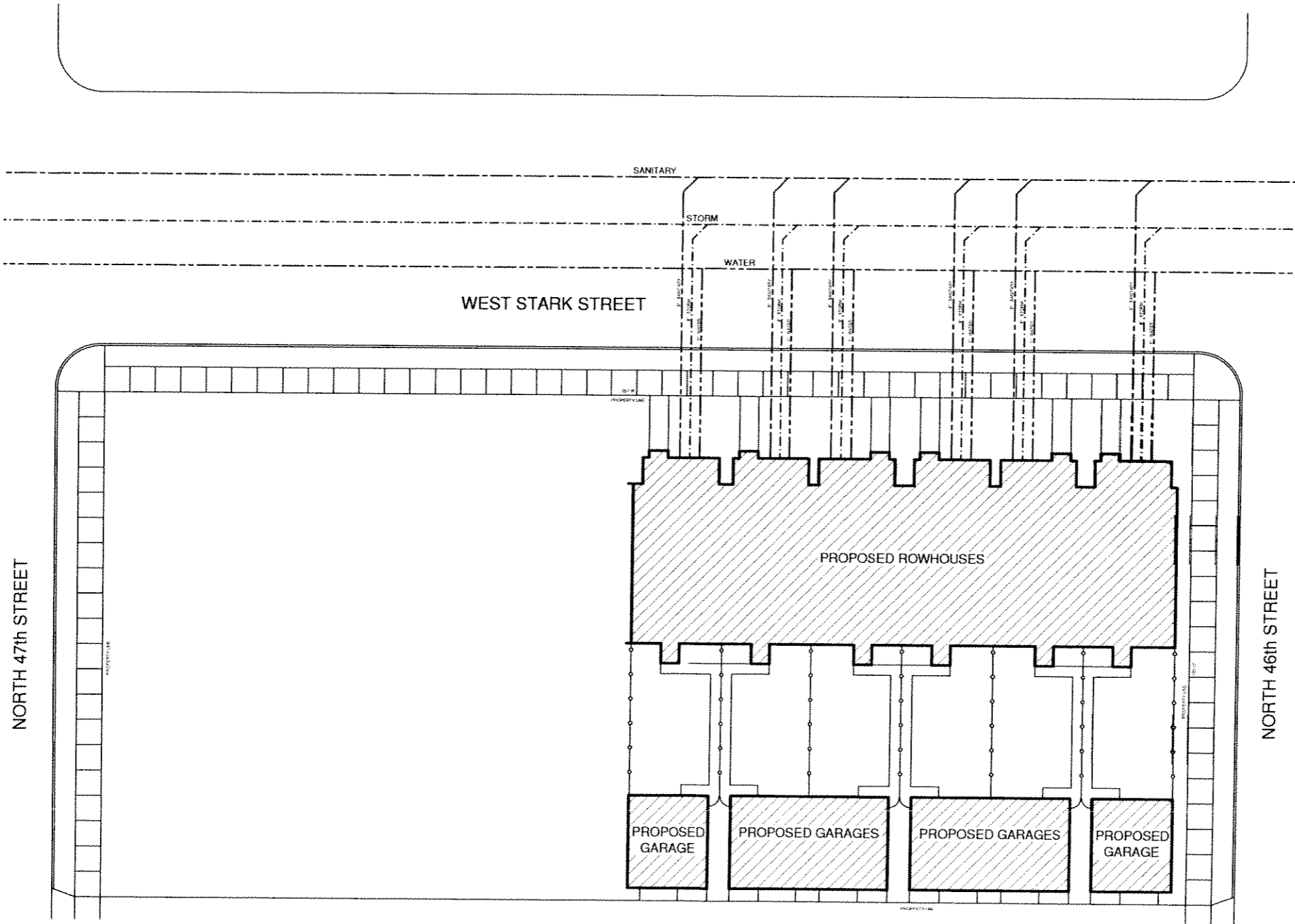
Approved  
-

CENTRAL CITY  
CONSTRUCTION

1306 N 4th STREET  
MILWAUKEE, WI 53212  
(414) 224-7785  
(414) 224-7785 FAX

Drawing Description  
SITE PLAN

Sheet Number  
A1



Project Title  
**STARK STREET ROWHOUSES**

4600 W STARK ST  
 MILWAUKEE, WI 53218

Project Number  
 21995

Date of Issue  
 27 FEBRUARY, 2004

Rev Dates

Filename  
 UtilityPlan

Design  
 RMT

Draw  
 RMT

Check  
 -

Approved  
 -

CENTRAL CITY  
 CONSTRUCTION

1300 N 4th STREET  
 MILWAUKEE, WI 53212  
 (414) 224-7783  
 (414) 224-7785 FAX

Drawing Description  
 UTILITY PLAN

Sheet Number  
**U1**

**1** UTILITY PLAN  
 3/16" = 1'-0"



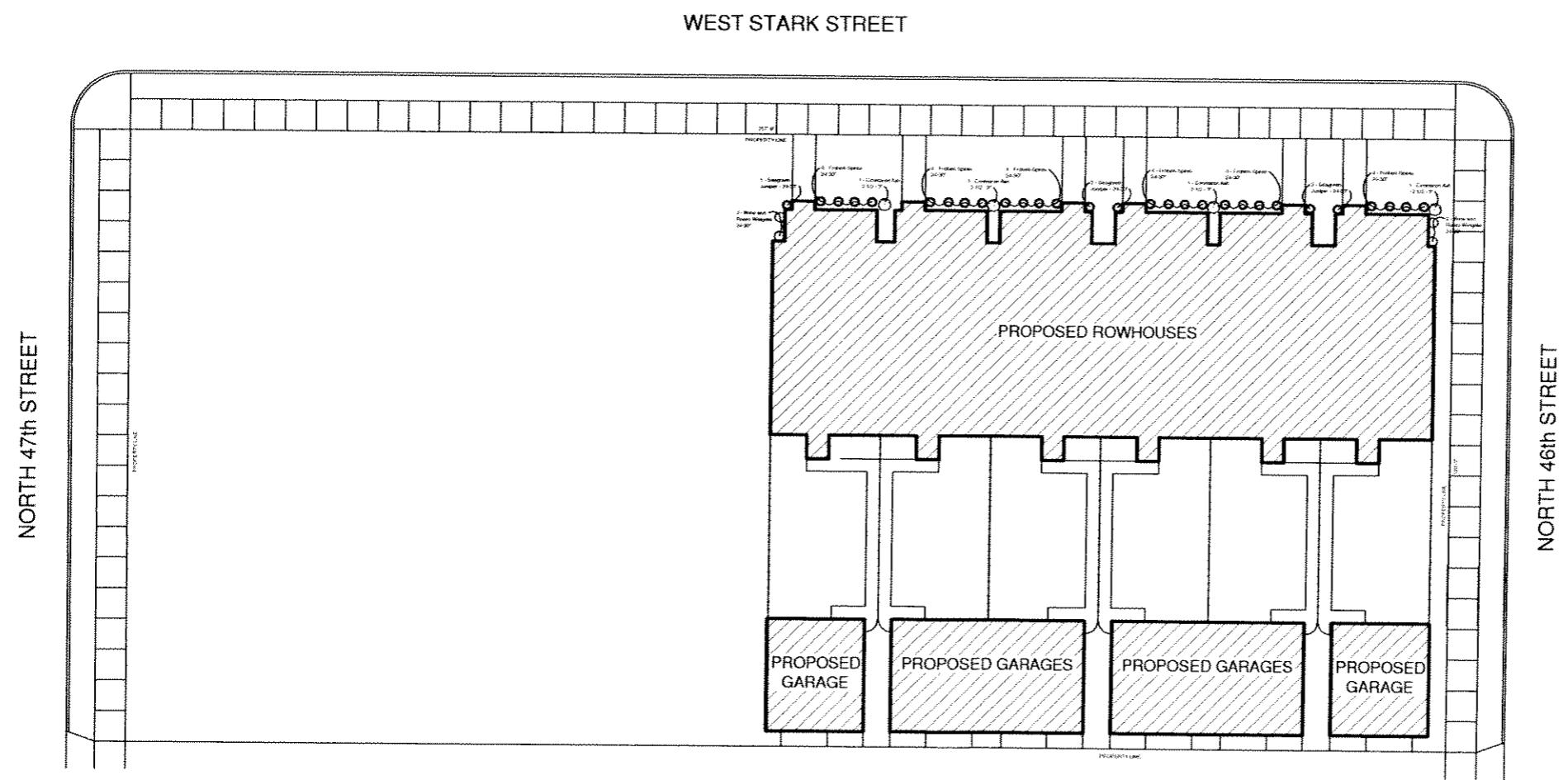
Project Title  
**STARK STREET ROWHOUSES**

4800 W STARK ST  
 MILWAUKEE, WI 53218

Project Number  
 21095

Date of Issue  
 27 FEBRUARY, 2004

Rev Dates



File name  
 LandscapePlan

Design  
 RMT

Draw  
 RMT

Check  
 -

Approved  
 -

CENTRAL CITY CONSTRUCTION  
 1300 N 4th STREET  
 MILWAUKEE, WI 53212  
 (414) 224-7783  
 (414) 224-7785 FAX

1 LANDSCAPE PLAN  
 3/32" = 1'-0"

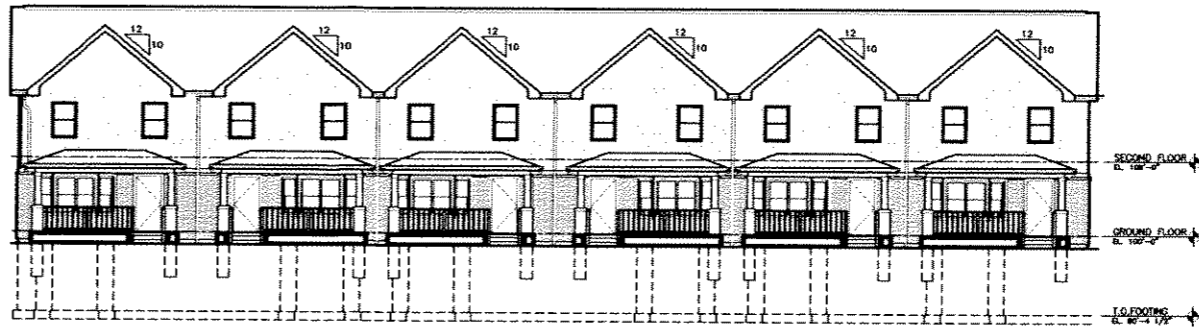


PLANT LIST

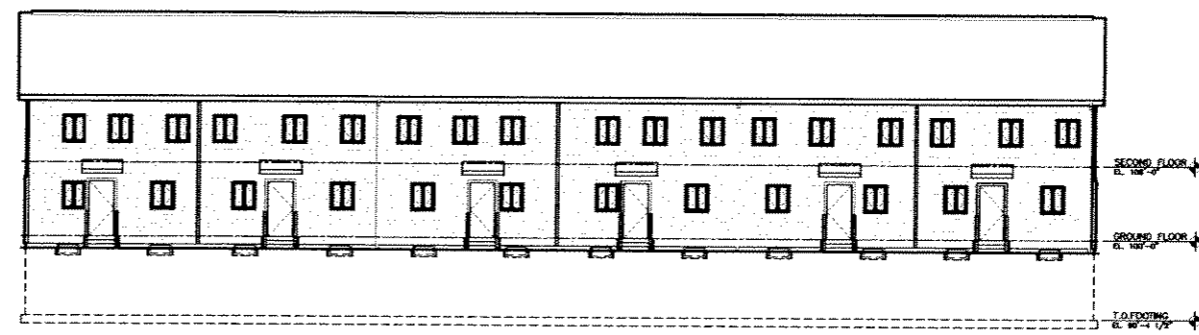
COMMON NAME	Latin Name	SIZE	QUAN
COMPACTION ASP	THALASSIA - PENNSYLVAN - COMPACTION	2"	4
SELAGREEN BUMPER	JUNIPERUS - CHAMENSIS - SELAGREEN	24-30"	5
FRONTILLI SPREA	SPRELLA (HUMANI) - FRONTILLI	24-30"	24
WINE AND FOSSE WIREGELA	WIREGELA - FLORIDA - WINE AND FOSSE	24-30"	4

Drawing Description  
 LANDSCAPE PLAN

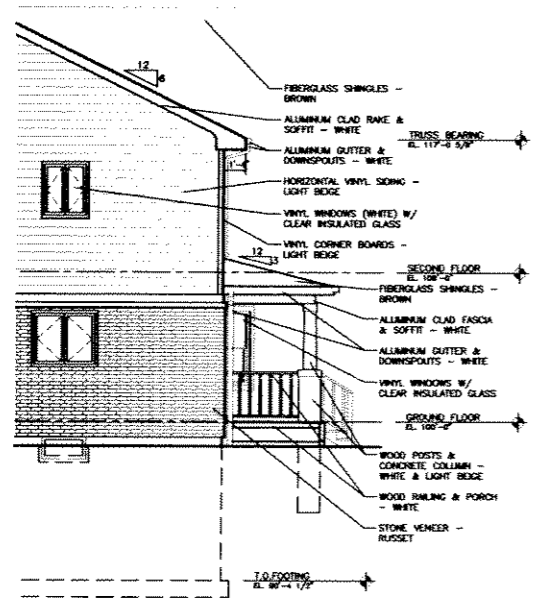
Sheet Number  
**L1**



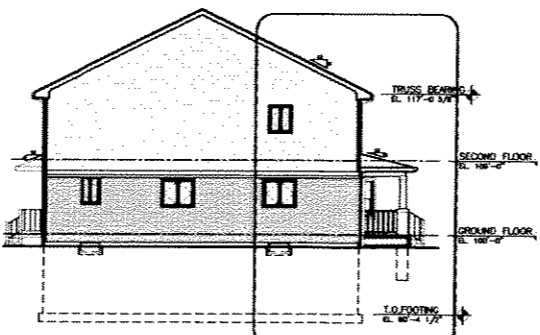
1 NORTH ELEVATION  
1/2" = 1'-0"



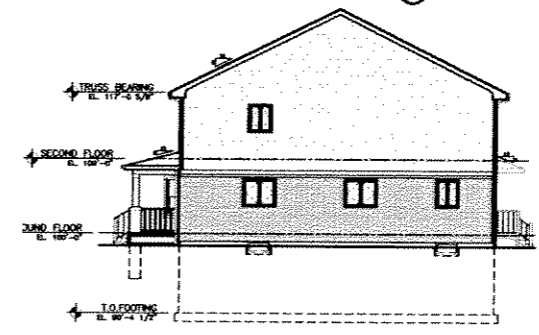
2 SOUTH ELEVATION  
1/2" = 1'-0"



5 PARTIAL EAST ELEVATION  
1/2" = 1'-0"



4 EAST ELEVATION  
1/2" = 1'-0"



3 WEST ELEVATION  
1/2" = 1'-0"

Project Title  
**STARK STREET  
ROWHOUSES**

4800 W STARK ST  
MILWAUKEE, WI 53218

Project Number  
21095

Date of Issue  
27 FEBRUARY, 2004

Rev Dates

Flange  
Elevations-M

Design  
RMT

Draw  
RMT

Check  
-

Approved  
-

CENTRAL CITY  
CONSTRUCTION

1300 N 4th STREET  
MILWAUKEE, WI 53212  
(414) 224-7753  
(414) 224-7785 Fax

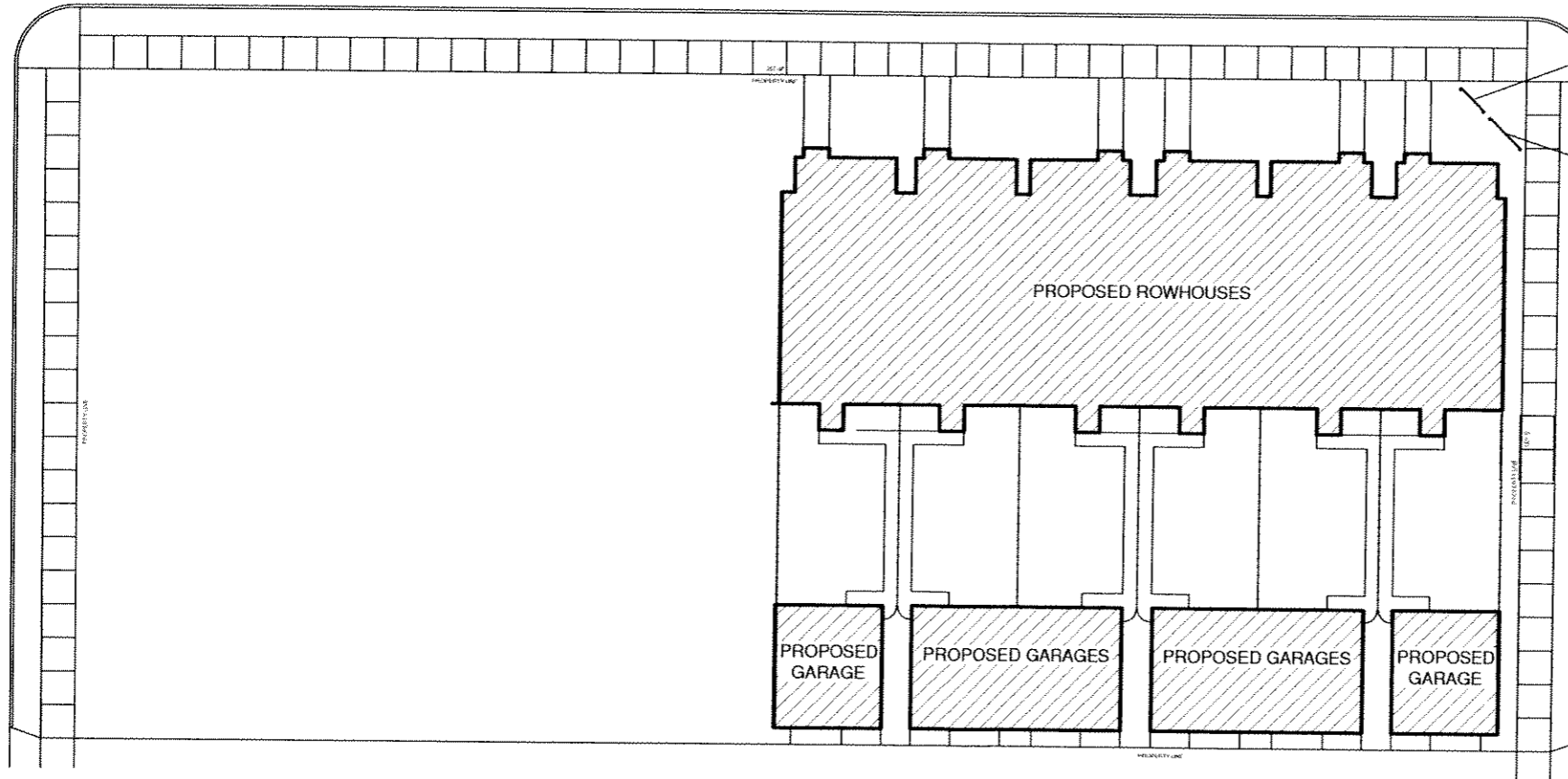
Drawing Description  
EXTERIOR ELEVATIONS

Sheet Number  
**A4**

NORTH 47th STREET

WEST STARK STREET

NORTH 46th STREET



COMPONENTS TO BE MAINTAINED TO THE CONSTRUCTION OF THE BUILDING INCLUDING THE SIGNAGE. CONSTRUCTED OF 3/4" PLYWOOD AND 1/2" PRESSURE TREATED WOOD POLE.

COMPONENTS TO BE MAINTAINED TO THE CONSTRUCTION OF THE BUILDING INCLUDING THE SIGNAGE. CONSTRUCTED OF 3/4" PLYWOOD AND 1/2" PRESSURE TREATED WOOD POLE.

1 SIGN PLAN  
3/32" = 1'-0"



Project Title  
STARK STREET  
ROWHOUSES

4600 W STARK ST  
MILWAUKEE, WI 53218

Project Number  
21095

Date of Issue  
27 FEBRUARY, 2004

Rev Dates

Filename  
SignPlan

Design  
RMT

Draw  
RMT

Check  
-

Approved  
-

CENTRAL CITY  
CONSTRUCTION

1300 N 46th STREET  
MILWAUKEE, WI 53212  
(414) 224-7783  
(414) 224-7780 FAX

Drawing Description  
SIGN PLAN

Sheet Number  
S11

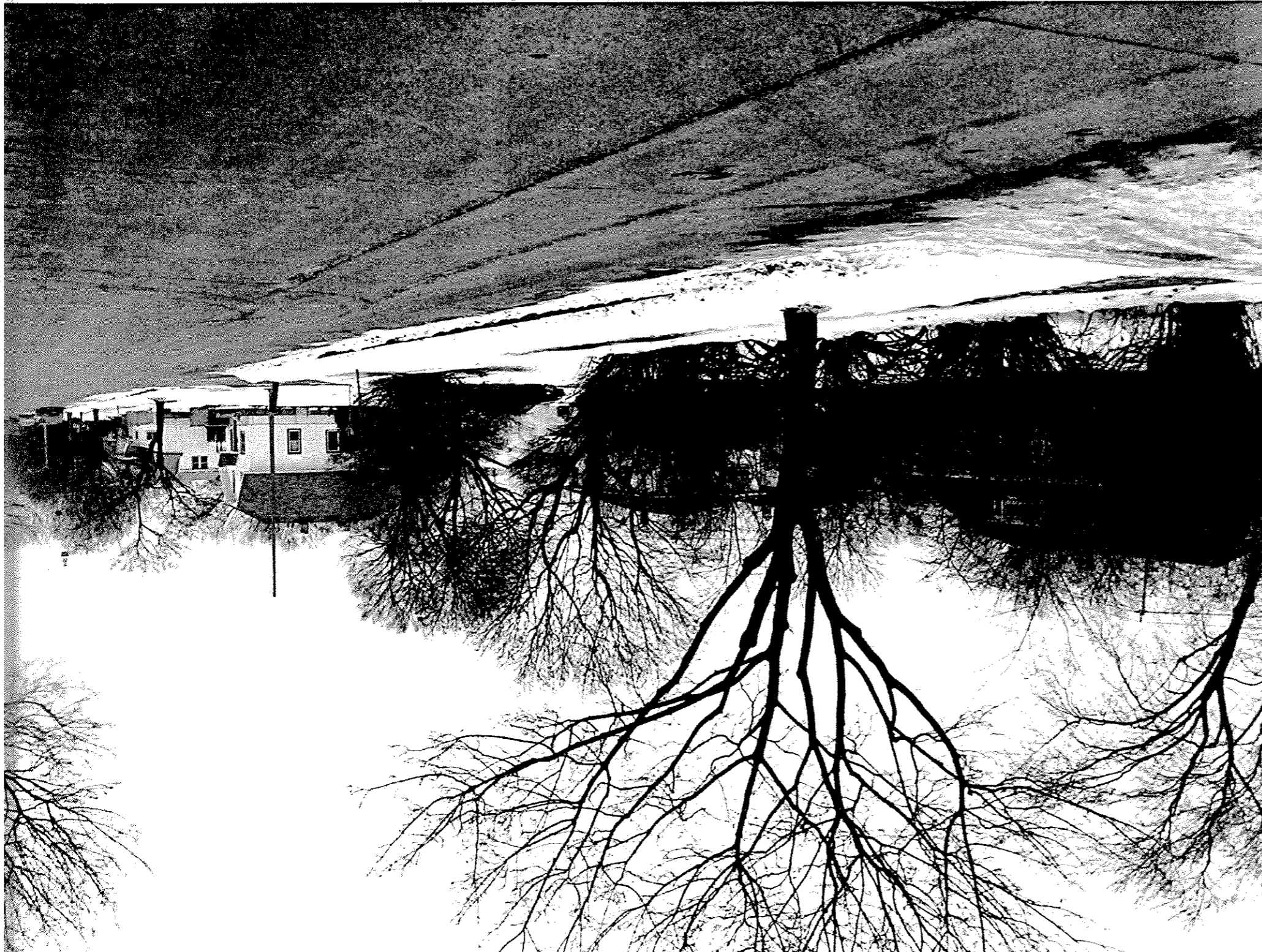


1 NOV 1944 - 10:00 AM - 10:00 AM





100 ALTH TOWARD SYDNEY









WILLY TYPING PAPER 10/1/2001



11 NOV 1964 14:05 71121N 15905E

