

PROJECT HEADING
GREATER GALILEE MISSIONARY BAPTIST CHURCH
2432 TEUTONIA AVENUE, MILWAUKEE, WI 53206

PROFESSIONAL SEAL

PRELIMINARY DATES
FEBRUARY 14, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN

SHEET NUMBER

C1.2

SITE INFORMATION:

PROPERTY AREA: AREA = 89,715 S.F. (2.06 ACRES).
EXISTING ZONING: RT4 – RESIDENTIAL
PROPOSED ZONING: RT4
PROPOSED USE: 2 STORY OFFICE BUILDING (COMMUNITY SERVICES) – SPECIAL USE

SETBACKS:

BUILDING: FRONT STREET(TEUTONIA): MINIMUM= AVG. OF PRINCIPAL STRUCTURE ON ADJACENT LOT=16' MAXIMUM= 20'; NONE IF EDUCATIONAL/COMMUNITY SERVICING USE
REAR STREET(13TH): MINIMUM= AVG. OF PRINCIPAL STRUCTURE ON ADJACENT LOT=4.7' MAXIMUM= NONE
SIDE = 1.5'MIN.

PAVEMENT: FRONT = 5' TYPE 'B' BUFFERYARD
SIDE = 0' TYPE 'H' BUFFERYARD – ACCOMMODATE FENCE AND PLANTING – 4'
REAR = 0' TYPE 'H' BUFFERYARD – ACCOMMODATE FENCE AND PLANTING – 4'

ACCESSORY: SETBACK = 1.5'

PROPOSED BUILDING HEIGHT: 33' (MAX. HEIGHT 48')

PARKING REQUIRED: OFFICE: 11 SPACES PER 500 SF FIRST 2,000SF & 1/1,000SF EXCESS (22 SPACES REQ.)
*SHARED PARKING IF OPERATIONS DIFFER; REDUCE PER OFFSTREET SPACES (6)
REDUCE 25% IF WITHIN BUS ROUTES
OFFICE REQUIRED WITH REDUCTIONS: 11 SPACES

PARKING PROVIDED: PROPOSED 14 SPACES + 4 GARAGE (2 H.C. ACCESSIBLE) = 18 STALLS
*STALLS TO BE SHARED DUE TO OFFICE AND CHURCH NOT OPERATED AT THE SAME TIME

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2

BIKE PARKING: 1/2,000SF OF BUILDING (10 REQ'D) – 10 PROVIDED

LANDSCAPE REQUIREMENTS: MAXIMUM IMPERVIOUS SURFACE: 85% (CORNER LOT)

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING LOT BUFFER – RESIDENTIAL TYPE 'H'	6' FENCE – ANY TYPE OF OPAQUE 1 DECIDUOUS STREET TREE PER 25 FEET 1 ORNAMENTAL TREE PER 20 FEET (6' 10" WIDE) 1 ROW W/ PLANTS 8' O.C. *MAX SHRUB HEIGHT – NO LIMIT	
PARKING LOT BUFFER STREET TYPE 'B'	3'-6" FENCE – MASONRY OR DECORATIVE METAL – NO OPAQUE STANDARD 1 DECIDUOUS STREET TREE PER 25 FEET 1 ORNAMENTAL TREE PER 20 FEET (6' 10" WIDE) 2 STAGGERED ROWS W/ PLANTS 4' O.C. *MAX SHRUB HEIGHT – 3.5'	
ON LOT	2 SHRUBS AND 2 TREES PER 8 STALLS	

