

DETAILED PLAN PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

Kuhs Quality Homes, Inc. (Applicant) will be selling 6885 N. 107th St in the City of Milwaukee, also known as a Parcel 1 of certified survey map no. 7814 to Freddie and Angela Day-Keith. 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: The Keith's are proposing to build a single family, 2-story, 2652 square foot home
- 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 "Hardie-plank"). No vinyl or aluminum shall be allowed except for soffits, fascia, gutters and downspouts. As per the plan submitted, fiber cement siding will be used.
- 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 the south lot line and 30' from the north lot line. As per the plat of survey submitted, this home is within the required setbacks per the City of Milwaukee zoning ordinance.
- 5.) SCREENING: N/A
- 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 the lot 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: The home will have an approximately 85'-0" driveway to provide ample parking space for the resident and their visitors.
- 9.) UTILITIES: All utilities are located on the south east corner of the lot line. See Exhibit C.

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

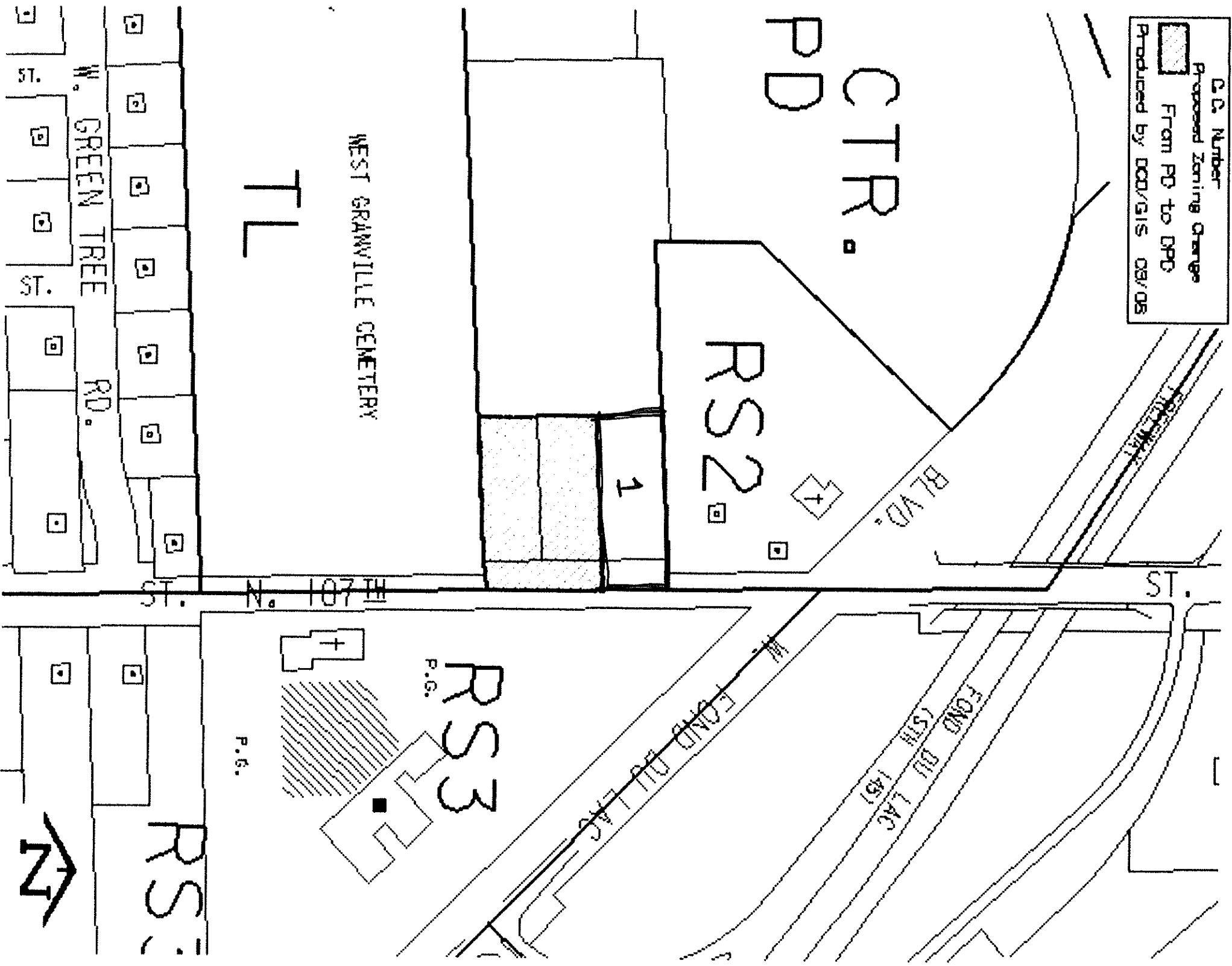
- 1.) Gross land area
- 2.) Maximum amount of land covered by principle building
- 3.) Maximum amount of land devoted to driveway
- 4.) Minimum amount of land devoted to landscape open space
- 5.) Maximum proposed dwelling unit density
- 6.) Proposed number of building
- 7.) Maximum number of dwelling 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 location of the electric lines and the plat of survey showing the sewer and water lines.

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 of the home.

C. C. Number
Proposed Zoning Change
From PD to DPD
Produced by DCO/GIS 08/06



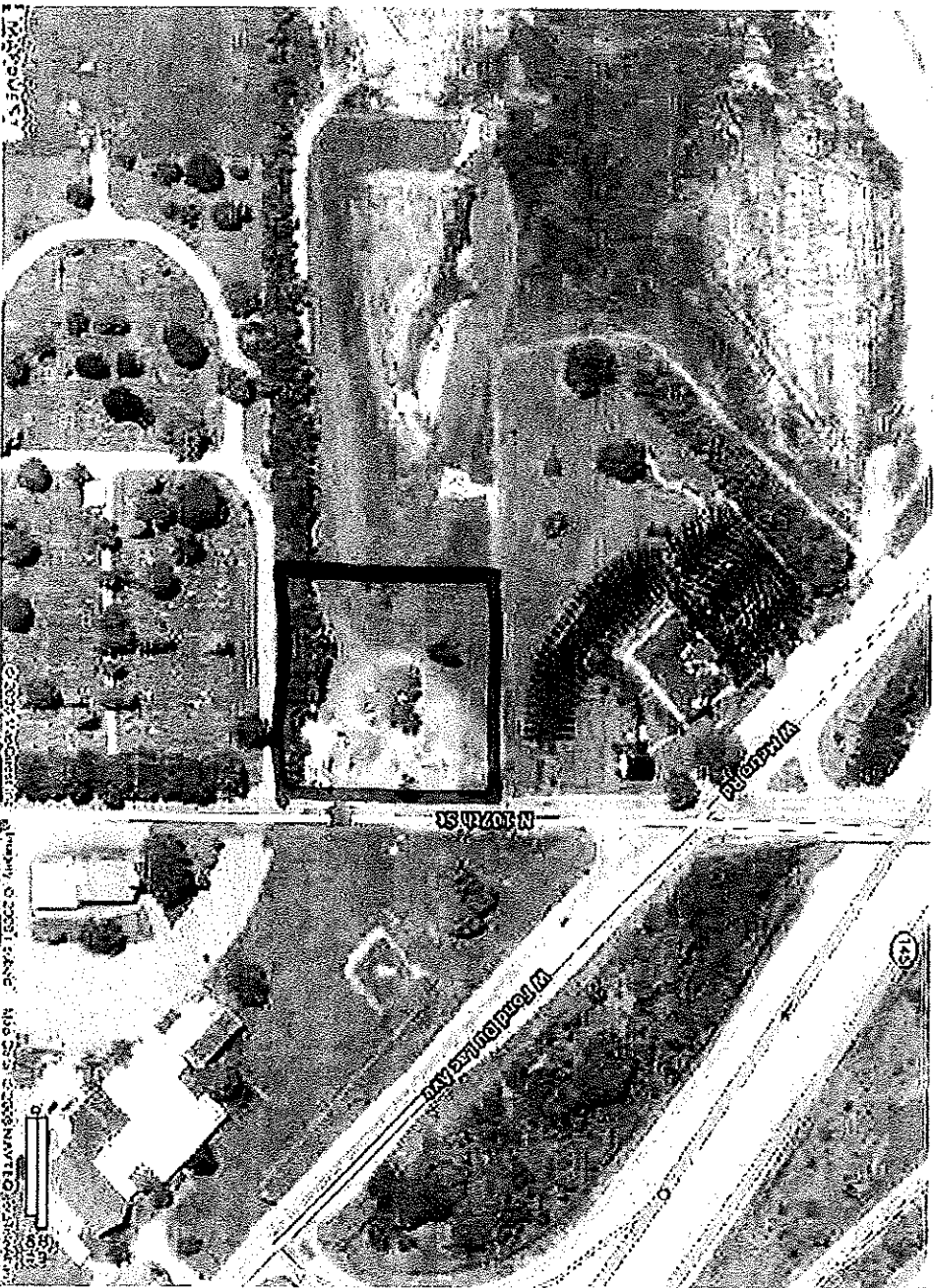
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MAPQUEST
An AOL Company

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

Vicinity Map

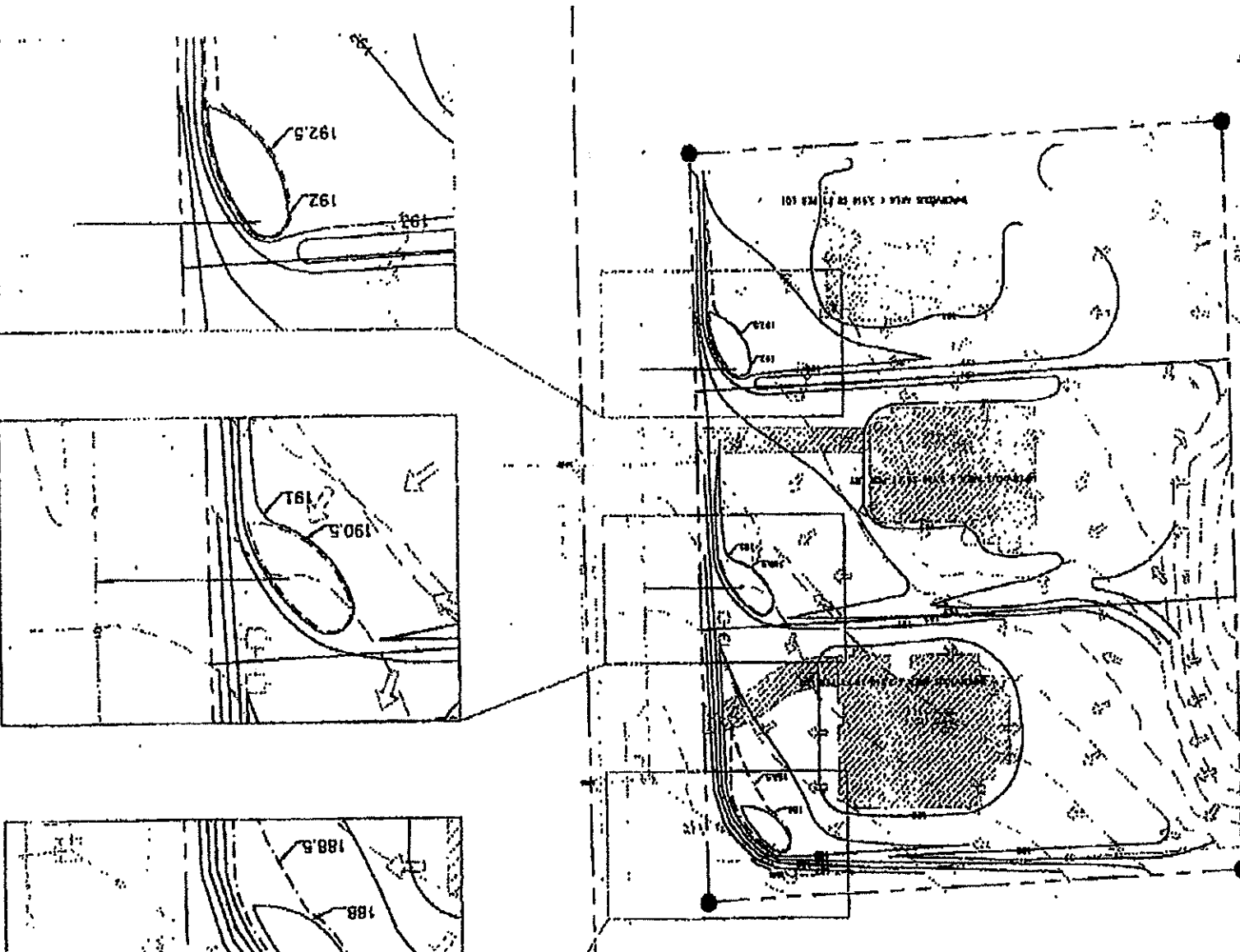
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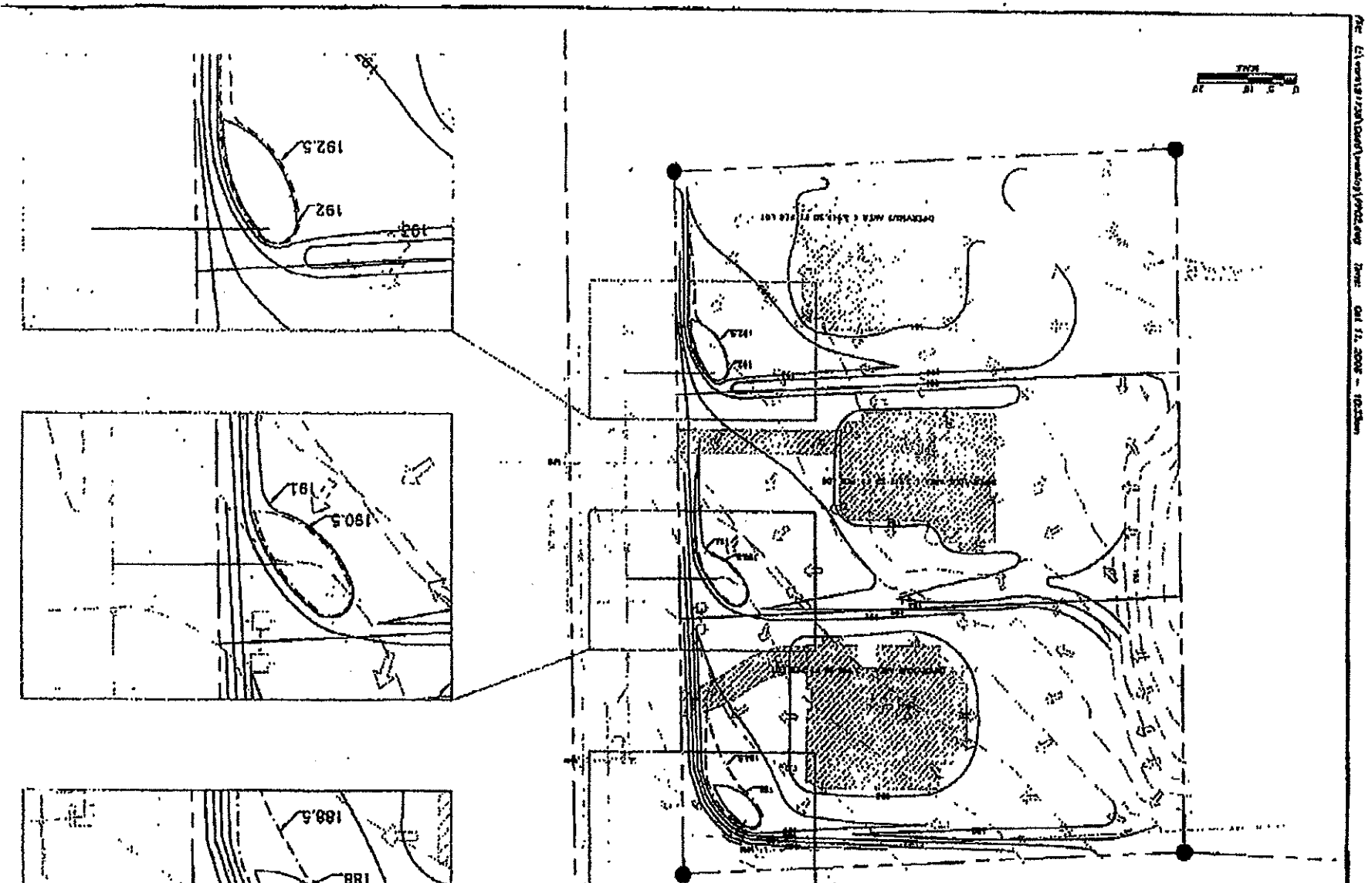


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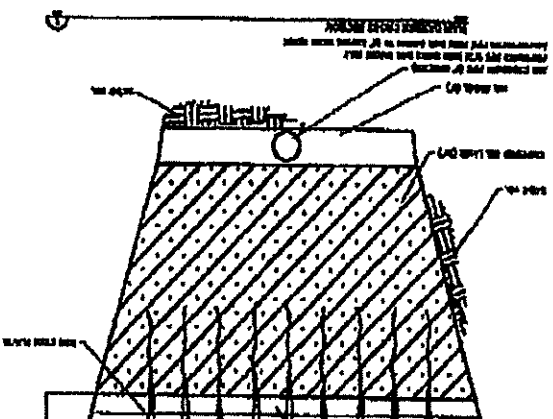
File: C:\work\157208\Cont\working\15072.dwg Date: Oct 23, 2005 - 10:25am

Exhibit B





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Urbanek Development
Stormwater Management Plan, Milwaukee, Wisconsin

Report

underdrains if applicable. The model uses the Green-Ampt Infiltration model for initial infiltration and the van Genuchten relationship between soil layers. The office equation is used for underdrains.

Based on the RECARGA model, the 40-percent TSS removal goal can be achieved with a 150 square foot rain garden on Lot 1 and a 200 square foot rain garden on Lots 2 and 3. Each rain garden will have a 6-inch depression area, 3-feet of the engineered soil mixture, and a 6-inch underdrain. The TSS removal calculations were completed by hand to verify TSS removal rates. An 80-percent TSS removal efficiency is assumed for flow discharging from the rain garden through the underdrain and a 100-percent TSS removal efficiency is assumed for flow that has infiltrated into the native soil or evaporated. The calculations are located in Appendix B.

RECARGA was also used to determine the effective infiltration area requirements. The NR 151 Residential Requirement for infiltration is determined from the pre-development curve number. For Type C hydrologic soil groups, a residential district with 22-percent impervious area equates to a curve number between 79 and 80. Based on Chart 1 from the Wisconsin Department of Natural Resources found in Appendix C, each rain garden needs a stay-on annual infiltration requirement of 23 inches per year. All three lots infiltrate greater than 23 inches per year and those values are shown on the RECARGA main input screens in Appendix C.

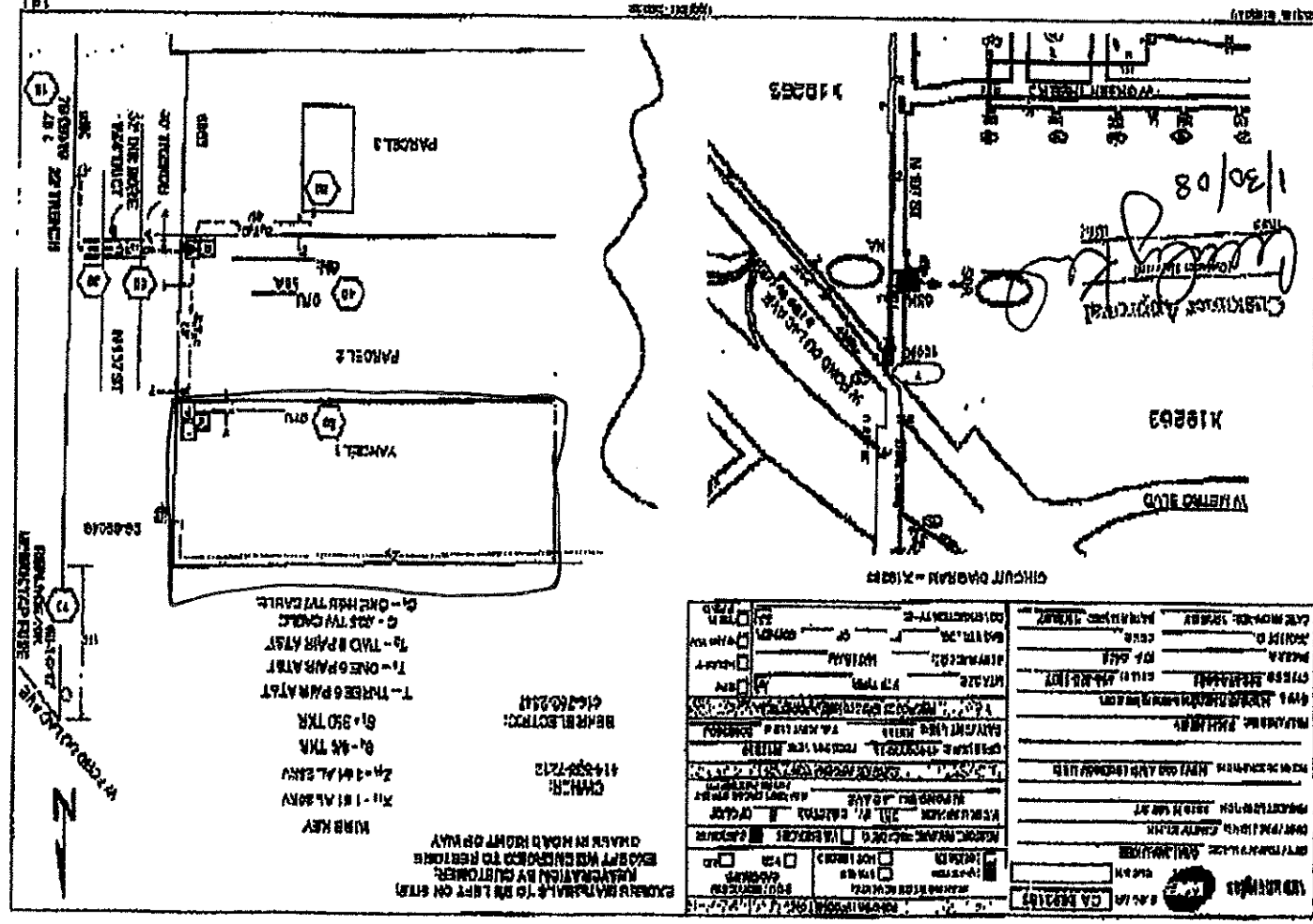
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Kuhs Quality Homes, Inc.

414-427-2524

10.1978 3.3 P.3

* Hold until after March 31 2008

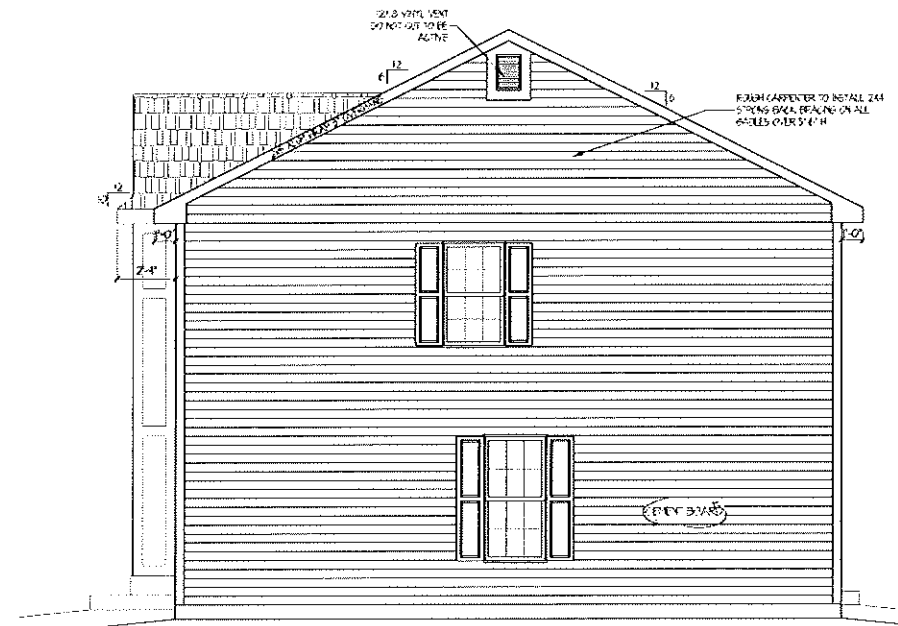


"Exhibit C"



FRONT ELEVATION

SHUTTER WINDOWS AND PATIO DOOR SCALE: 1/4" = 1'-0"




RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REV.	DATE
XX	XXXXXX

OFFICE USE ONLY:	
CLIENT	DATE
CLIENT	DATE
CLIENT	DATE

JOB NUMBER:	
MLK16131044	

	
KEITH RESIDENCE	DT-2000
STANDARD ELEVATION	

drawn by:	MS
sold by:	TE
date:	11/08/13
scale:	AS NOTED
sheet type:	ELEVATIONS
sheet number:	1 OF 6

Gross
Shrubs
Fair
Garden

S 00°53'19" E 97.99'

Diagram illustrating a 12' utility easement. The easement is bounded by a 1" iron pipe on the left and a 1" iron pipe on the right. The easement width is 12'. The distance from the left iron pipe to the easement boundary is 199.37'. The distance from the right iron pipe to the easement boundary is 190.29'. The distance from the left iron pipe to the easement boundary is 25.0'. The distance from the right iron pipe to the easement boundary is 192.2'.

film = 188.51
 inv. = 177.47

[illegible]

460 W25864 Walnut Road
Sussex, WI 53089
(262) 538-0708
www.bernklausurveying.com

Parcel 1, Certified Survey Map No. 7814, a division of Parcel 2, Certified Survey Map No. 7026, in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.



2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443

WILLIAM J. KAPEN R.L.S.
FREDERICK W. SHIBLSKI R.L.S.

PLAT OF SURVEY

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7814, recorded on September 18, 2006, as Document No. 9302893, a division of Parcel 2 of Certified Survey Map No. 7026, in the Southeast 1/4 of the Northeast 1/4 of Section 19, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Elevations hereon are based on the City of Milwaukee Datum.

Proposed building is staked on actual corners with control stakes on the longest house line. The contractor will be responsible to field verify all stakes for location and dimension prior to construction. If any discrepancies should arise, notify this office at once.

Proposed Address: 6885 N. 107th Street
Proposed Yd. Gr: _____
Proposed Top of Wall: _____

192.75



SCALE: 1" = 30'

Area of Property = 20,088 Sq. Ft.

* 191.76
- Denotes Existing Spot Elevation

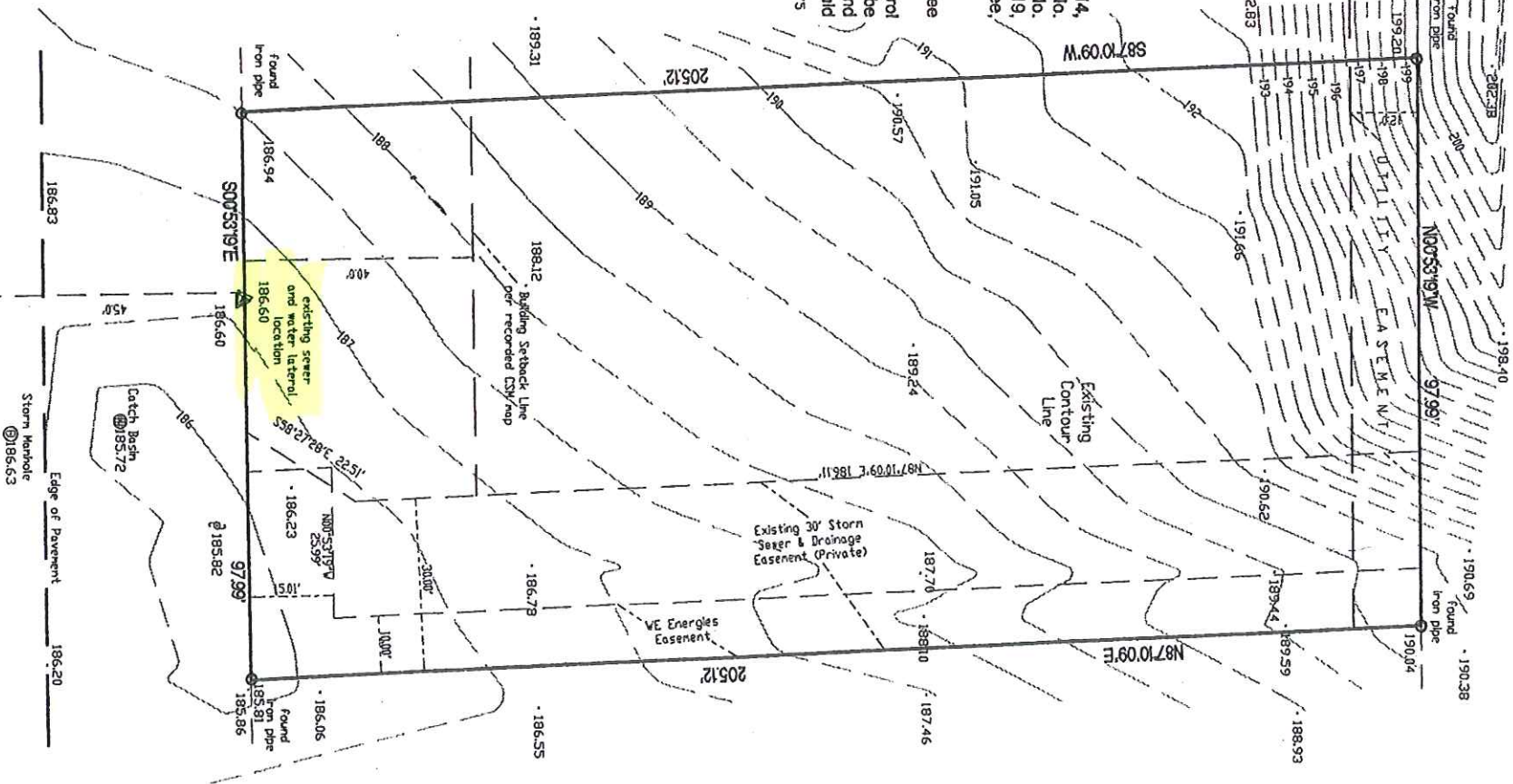
Ø - Denotes Existing Power Pole

NOTE:
Expose sanitary sewer lateral before construction to verify gravity flow from basement.

⑤ Benchmark for elevations
Sewer Manhole
Rin elev.: 188.51
Inv. elev.: 177.47
City of Milwaukee Datum

The East line of
the Northeast 1/4
of Section 19-8-21

N. 107th ST.

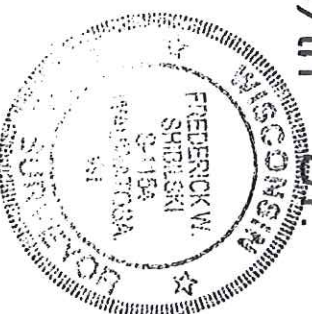


Surveyed for: **BUILDER: KUHNS QUALITY HOMES, INC.**

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.

NOTE: THIS IS NOT AN
ORIGINAL SURVEY UNLESS
THIS SEAL IS RED.



WISCONSIN REGISTERED LAND SURVEYOR

OCT. 25th, 2007
DATE

GB BJK
FIELD WORK BY

JTY
DRAWN BY

32255
JOB NUMBER