



Legislation Text

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050402
SUBSTITUTE 1

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Substitute resolution creating design guidelines for the Site Plan Review Overlay District as established by Section 295-1009.0001 of the Milwaukee Code of Ordinances in the proposed River View Subdivision located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District.

This substitute resolution creates design guidelines that will be used to review site plans for future development of a single-family subdivision known as River View. Whereas, Section 295-1009.2(b) of the Milwaukee Code of Ordinances ("Code") allows for the establishment of design guidelines for an Overlay District; and

Whereas, An Overlay District is an appropriate mechanism to ensure proper development of land being sold by the City of Milwaukee for the River View Subdivision; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the following design guidelines are established for the River View Subdivision and will apply to any future construction:

- (1) All primary buildings shall be single-family dwelling units.
- (2) All lots in the River View Subdivision are restricted to the erection of a one-story, one and one-half story or two-story (plus attic) single-family residence building and garage.
- (3) Attached garages must be placed a minimum of 4 feet behind the primary facade of the house and preferably with the garage door facing the side of the lot, rather than the street. Detached garages are permitted if placed not more than 4 feet from the rear or side property lines.
- (4) Front setbacks shall be no more than 25 feet from the primary street.
- (5) Driveways shall be not greater than 15 feet in width at the street.
- (6) External antennas, including satellite dishes, shall be permitted only in the rear of the house.
- (7) No sign or banner of any kind shall be placed or displayed to public view on any lot except, in the event of a sale or resale of a constructed house, a front yard sign advertising the property for sale either by owner or broker is permissible and shall not exceed 3 square feet in size.
- (8) No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.
- (9) Trash, garbage or other wastes shall be kept in sanitary containers and all such materials or other equipment for disposal of same shall be properly screened from public view. Outside incinerators are not permitted.

(10) No trailer, tent, shack or living quarters of a temporary character shall be permitted on any lot.

(11) Outside storage or parking of boats or recreational-type vehicles is not permitted. No trucks, buses or vehicles other than passenger cars, minivans, vans, light pick-up trucks or similar private vehicles shall be parked in private driveways or on any lot for purposes other than in the normal course of construction or for services rendered to a dwelling or lot. No non-operable vehicles may be parked in driveways.

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