

DEVELOPMENT GOALS:

- Create a distinct product that provides access to new Tosa housing at an accessible price point.
- Meet the desired aspects of modern urban living including open concept floor plans, lifestyle flexibility, smaller footprints, sustainable mindset and walkability.
- Create feeling of community while being part of the Tosa community.

SITE ORGANIZATION:

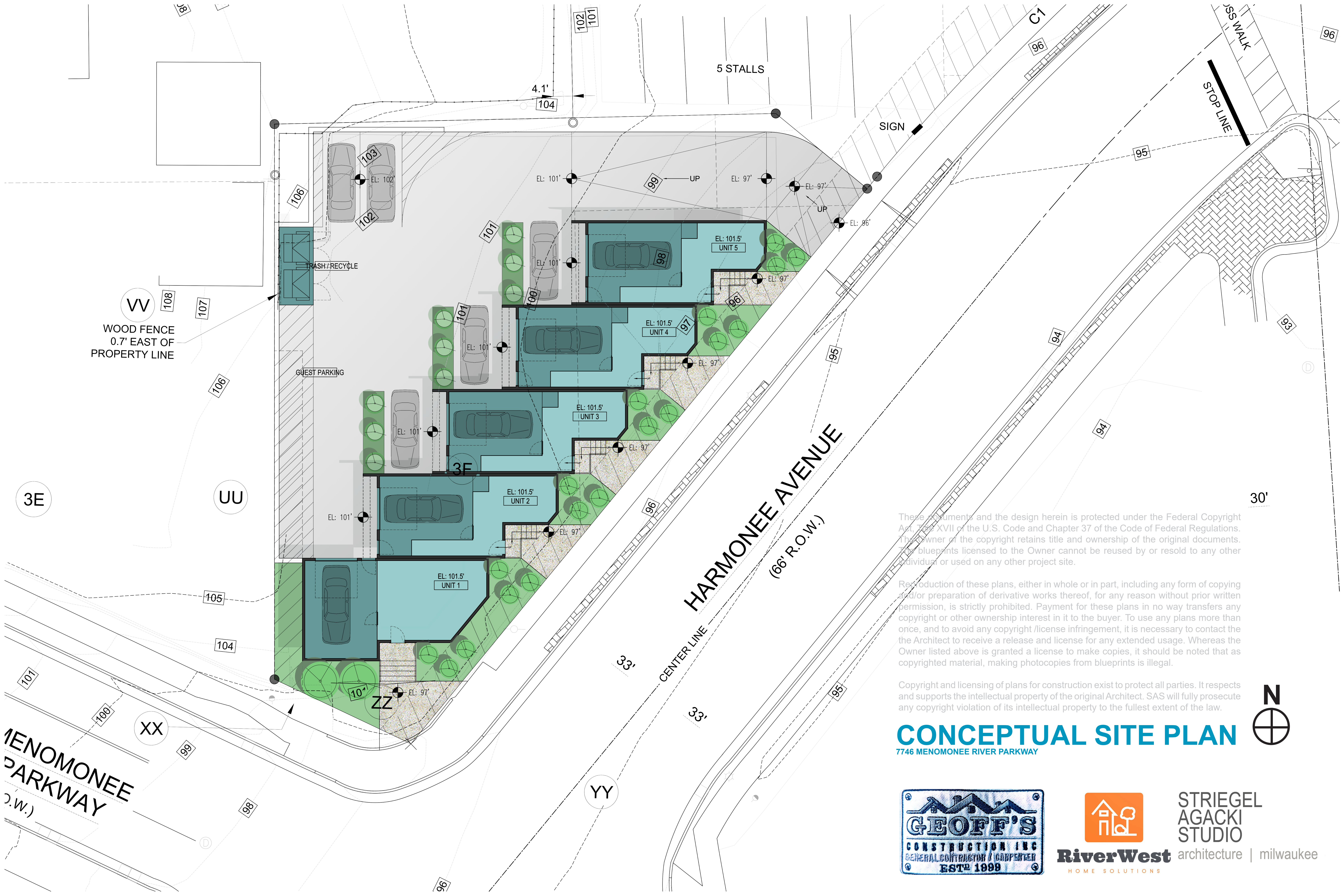
- Five units, front facing East along primary street (Harmonee) to match pattern of development.
- Maximized building setback from West property line for breathing room.
- Provide a sense of privacy and separation from the street with first floor elevated approximately 4' above Harmonee.
- Three stories tall, so scaled appropriately to context.
- Mix of interior and exterior parking.
- Wide access drive aisle along North edge of site, imperative for site ingress and egress.
- Enclosed dumpster on site with private trash collection.
- Meets zoning standards by right under current C-1 zoning.

UNIT FEATURES:

- Each of the five units is 1,500 sf; 3 bedrooms, 2.5 bathrooms.
 - o First floor: garage, mudroom, bedroom.
 - o Second floor: kitchen, dining, living, small East facing terrace off living room facing Harmonee.
 - o Third floor: primary bedroom suite, bedroom, bathroom, laundry.
- Two-cars per unit; one outside, one inside with extra wide single car garage.
- Proprietary and confidential design information has been provided to CDA as proof of concept.

HARMONEE TOWNHOMES
7746 MENOMONEE RIVER PARKWAY





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CONCEPTUAL SITE PLAN

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