



Hartung Park Community Association Inc.



Building our neighborhood

Community Vision for the Hartung Park Home Site Development

Opportunities

- In the development of Hartung Park, Milwaukee has a great opportunity to showcase stewardship towards becoming a “greener” community
- There are only 11 LEED certified homes in the State of Wisconsin. Of those 11 homes 3 are in the Milwaukee area. This project by concentrating several such homes in one area could showcase Milwaukee as being a leader in this area and provide positive public relations.



Priorities

- Adopt certain “preferred” standards with the sites and homes in the new development the City can be a leader in the sustainable future of this neighborhood and the City as a whole.
- Educate developers/potential buyers about the advantages of USGBC LEED for Homes Rating System, Energy Star for Homes Program, and other available resources
- Link developers/potential buyers to grant opportunities to support the costs of pursuing green design
- Educate potential buyers/developers about stewardship of the park land as adjacent property owners
- Achieve “Zero Water Run-Off”

Target Concerns

- Environmentally-friendly and neighborhood-friendly plan for managing storm water run-off in all areas of Hartung Park, including the recreational spaces and the new housing development with the goal of minimizing current and future neighborhood impact from large storms
- Design and spacing of houses which conserves wildlife corridors
- City support for achieving use of the Best Practices for environmentally-friendly development (Examples are listed on reverse).
- Creation of a neighborhood “brand” as discussed in West side planning meetings that develops an identity as a model green neighborhood development



Hartung Park Community Association Inc.

Best Practices for Environmentally Friendly Housing Development

1. Permeable driveways. Concrete used for driveways could be permeable thus limiting or eliminating rain water sheeting from the driveway into the storm sewers.
2. Permanent Erosion Controls. Trees that are planted should be mature enough to have a trunk thickness of at least 1.5 inches. Also, guidelines are available for shrubs.
3. Water Efficiency Standards
 - a. Rainwater Harvesting System. Water collection systems that gather rain water from the roof could be developed and installed during construction.
 - b. High efficiency irrigation system. If an irrigation system is allowable, make the requirement of high efficiency standard.
 - c. Indoor water use. Limit the amount of water used inside the house by installing flow restrictors on shower heads and sinks and install low water usage toilets.
4. Energy Efficiency Standards
 - a. Meet the requirements of an Energy Star home.
 - b. Good HVAC design and installation. Meet or exceed the Energy Star requirements.
 - c. Efficient Hot Water Distribution.
 - d. Advanced Lighting Package. At least 80% of all lamps in the home must be Energy Star labeled.
5. Designers or Architects could reference the LEED requirements for Materials and Resources and provide plans that help with the following LEED goals.
 - a. Detailed Framing Documents/Cut list & Lumber Order. Kit homes are awarded points because it limits the amount of lumber waste.
 - b. Framing Efficiencies. Helps eliminate non-required framing.
 - c. Off-site fabrication. Walls, roof, and floor are fabricated off site. This could help with the amount of time rough lumber is subject to the environment so to not introduce excessive moisture to the lumber.
 - d. Environmentally Preferable Materials. Architects could specify materials that are environmentally friendly. Materials such as recycled aggregate in the concrete mix, finger-joist studs for wall framing, a percentage of post-consumer recycled content in gypsum board, Bamboo cabinets, FSC certified wood, low VOC materials, etc.
 - e. Builders would practice construction waste reduction. Materials or scraps not used in the finished product would be recycled or have a third party scrap reuse.