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 Modernization and Development Services
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Housing Authority of the City of Milwaukee
 Lapham Park
 1901 N. 6th St.

DETAILED PLAN PROJECT DESCRIPTION AND OWNERS STATEMENT OF INTENT:

Lapham Park Housing Development was built as a superblock in 1964 for both elderly and family housing. Residential buildings consisted of an eight-story highrise with 200 apartments for elderly housing and 23 two and three-story walk-up apartment buildings with 3, 4, and 5-bedroom units for a total of 170 units of family housing. In 2000, the 170-unit family apartment buildings were demolished and replaced with 2, 3, 4, and 5-unit townhouses for a total of 122 units, reducing the density of the property. The neighborhood superblock configuration was replaced with a traditional street grid with alleys.(Exhibits B & C)

Non-residential buildings consist of a community center and offices connected to the highrise, a parking structure that provides parking for the offices and highrise, a generator building, and a trash container lift station.

The goals of the proposed new work are:

- To create 44 one-bedroom and 3 two-bedroom new fully-accessible apartment units.
- To provide more attractive and marketable housing.
- To improve safety at the front entry of the building.
- To update and improve the appearance of the building while increasing energy efficiency.

The proposed work at Lapham will only slightly increase the existing footprint of the highrise by 1036 square feet to construct a new fire exit stairway while providing an additional 47 units of housing. The units will be gained by removing an existing one-story wing from the west wing and enlarging the footprint for the necessary foundation for the proposed structure.(Exhibit D)

Exhibit F provides topographical and site runoff information. Note that the proposed plan shows a decrease in impervious surfaces by the implementation of green roofs on the west wing and front entry additions.

The former tot-lot/pocket park to the east and south of the west wing (Exhibit H) will be reborn after construction as a community park and gardens. Space will be reserved here for a potential rainwater catchment system for site irrigation. A reconfiguration of stairs and flagpole locations east of the entry

canopy will allow better green screening along the entry drive. A new building sign (Exhibit K) will be added in this landscaped area.

The new entry canopy (Exhibits J.3 and J.5) will enhance the lines of existing first floor office spaces, while providing an entry protected from the elements for residents as they load and unload from transportation sources. Window colors will tie into the window colors of the attached services building to the Southeast. Along the top floor of the west wing, an accessible green roof terrace will provide a place of tranquility and stormwater retention. The elevations (Exhibit J.1-J.5) express the design intent to have the new additions match the existing building materials and massing (Existing Photos Exhibit L).

If you have any questions, please contact me anytime.

Sincerely,

A handwritten signature in black ink that reads "Warren B. Jones". The signature is written in a cursive, flowing style.

Warren B. Jones
Managing Director of Development
Housing Authority of the City of Milwaukee

Lapham Park Statistics

	Existing	Proposed
1. Gross Land Area		
Highrise & Community	2.43	2.43 acres
Family	9.41	9.41 acres
		11.84 acres total
2. Building Coverage		
Highrise & Community	1.03	1.05 acres
Family	1.64	1.64 acres
		2.69 acres total
3. Parking & Drives		
Highrise & Community		
Parking	0.38	0.38 acres
Drives	0.18	0.18 acres
Family		
Parking	0.67	0.67 acres
Drives	2.15	2.15 acres
		3.38 acres total
4. Open Space		
Highrise & Community	0.84	0.82 acres
Family	4.95	4.95 acres
		5.77 acres total
5a. Residential building - density		
Highrise	82.3	100.4 units/acre
Family	12.96	12.96 units/acre
		30.91 units/acre total
5b. Non-residential buildings - density		
Highrise & Community	44,800 sf	44,800 sf
		44,800 sf total
6a. Number of residential buildings		
Highrise & Community	1	1
Family	35 townhouses	35 townhouses
6b. Number of non-residential buildings		
Highrise & Community	3	3
Family	0	0
7. Dwelling units per building		
Highrise	200	244
Family		
2 unit buildings	9	9
4 unit buildings	26	26
8. Bedrooms per unit		
Highrise		
1 bedroom	170	213
2 bedroom	28	31
Family		
2 bedroom	16	16
3 bedroom	90	90
4 bedroom	10	10
5 bedroom	6	6
9. Off-street parking spaces		
Highrise & Community	47	47
Family	122	122