



- *WESTLAWN GARDENS PHASE 2*
 - *Bldgs. 3-1 (Maple) & 3-4 (Hickory)*
 - *Phase 4A Townhomes*
 - *Horizontal Utilities*
 - *Market Rate Homes Phase 5C*
- *TOWNHOMES AT CARVER PARK*
- *VARIOUS SITES*
- *FUTURE DEVELOPMENT (2024)*

APRIL 11, 2024

WESTLAWN GARDENS 2

SCHEDULE BY AREA

BLOCKS 10 & 11
BLDGS. 3.1 & 3.4
OCCUPANCY: FEBRUARY 2024
TOTAL PERSONNEL ON SITE: 3



Phase 1 and 2 Site Plan - Phase 4B

PHASE 4B															
Block	Building	Structure	Area	Start Date	Completion	Contractor	Notes	Priority	Access	Notes	Notes	Notes	Notes	Notes	Notes
10	10-1	10-1	10-1	10-1	10-1	10-1	10-1	10-1	10-1	10-1	10-1	10-1	10-1	10-1	10-1

PHASE 4B															
Block	Building	Structure	Area	Start Date	Completion	Contractor	Notes	Priority	Access	Notes	Notes	Notes	Notes	Notes	Notes
11	11-1	11-1	11-1	11-1	11-1	11-1	11-1	11-1	11-1	11-1	11-1	11-1	11-1	11-1	11-1

PHASE 4B															
Block	Building	Structure	Area	Start Date	Completion	Contractor	Notes	Priority	Access	Notes	Notes	Notes	Notes	Notes	Notes
12	12-1	12-1	12-1	12-1	12-1	12-1	12-1	12-1	12-1	12-1	12-1	12-1	12-1	12-1	12-1

REVISED	DATE	BY	REASON	APPROVED	DATE	BY	REASON
1.0	02/28/24	TR	ISSUE FOR BID	TR	02/28/24	TR	ISSUE FOR BID
1.1	03/05/24	TR	REVISED	TR	03/05/24	TR	REVISED
1.2	03/12/24	TR	REVISED	TR	03/12/24	TR	REVISED
1.3	03/19/24	TR	REVISED	TR	03/19/24	TR	REVISED
1.4	03/26/24	TR	REVISED	TR	03/26/24	TR	REVISED
1.5	04/02/24	TR	REVISED	TR	04/02/24	TR	REVISED
1.6	04/09/24	TR	REVISED	TR	04/09/24	TR	REVISED
1.7	04/16/24	TR	REVISED	TR	04/16/24	TR	REVISED
1.8	04/23/24	TR	REVISED	TR	04/23/24	TR	REVISED
1.9	04/30/24	TR	REVISED	TR	04/30/24	TR	REVISED

Westlawn Gardens

1136 W. Cedar Ave.
 Milwaukee, WI 53218

Client: Housing Authority of the City of Milwaukee
 414.224.2625

Architect: Torti Gallias and Partners, Inc.
 200 Spring Street
 Clear Spring, MD 20815
 301.282.4410
 www.tortigallias.com

Local Architect: Quisenberry Architects
 414.224.2625

Local Architect: Quisenberry Architects
 414.224.2625

Structural Engineer: R.A. Smith
 263.917.3279

Mechanical Engineer: R.A. Smith
 263.917.3279

MEP Engineer: R.A. Smith
 263.917.3279

Civil Engineer: R.A. Smith
 263.917.3279

Landscape Architect: R.A. Smith
 263.917.3279

Issue: _____ Date: _____

Revisions: _____

PHASE 4B, ISSUED FOR BID - 12/23/2019

Phase 4B, Building Location Plan

Date: 02/28/24
 Project in Charge: TR

Project Architect: TR

Approved: TR

Client: MR, SC, AC, AE

Scale: 1/4"=1'-0"

Drawing No: G003_4B

TORTI GALLIAS AND PARTNERS, INC.



WESTLAWN GARDENS 2

BUILDING 3.1 (MAPLE)

NARRATIVE SUMMARY

- We have occupied Buildings 3.1 and 3.4, with a turnover date of September 15, 2023.
- Both buildings are now occupied with residents.

WESTLAWN GARDENS 2 – BLDG 3.1 (MAPLE) EXTERIOR – ENTRANCE & SOUTH



100% Complete

WESTLAWN GARDENS BUILDING 3.4 (HICKORY)



South Entry



East Side Exterior



100% Complete

WESTLAWN GARDENS 2

PHASE 4A TOWNHOMES

NARRATIVE SUMMARY

- 99% Complete
- Landscaping remaining



Trees of 65th Street (upper left)

Trees of Sheridan Avenue (lower left)

Sidewalk of 64th Street (upper right)

WESTLAWN GARDENS 2 – PHASE 5C

MISCELLANEOUS

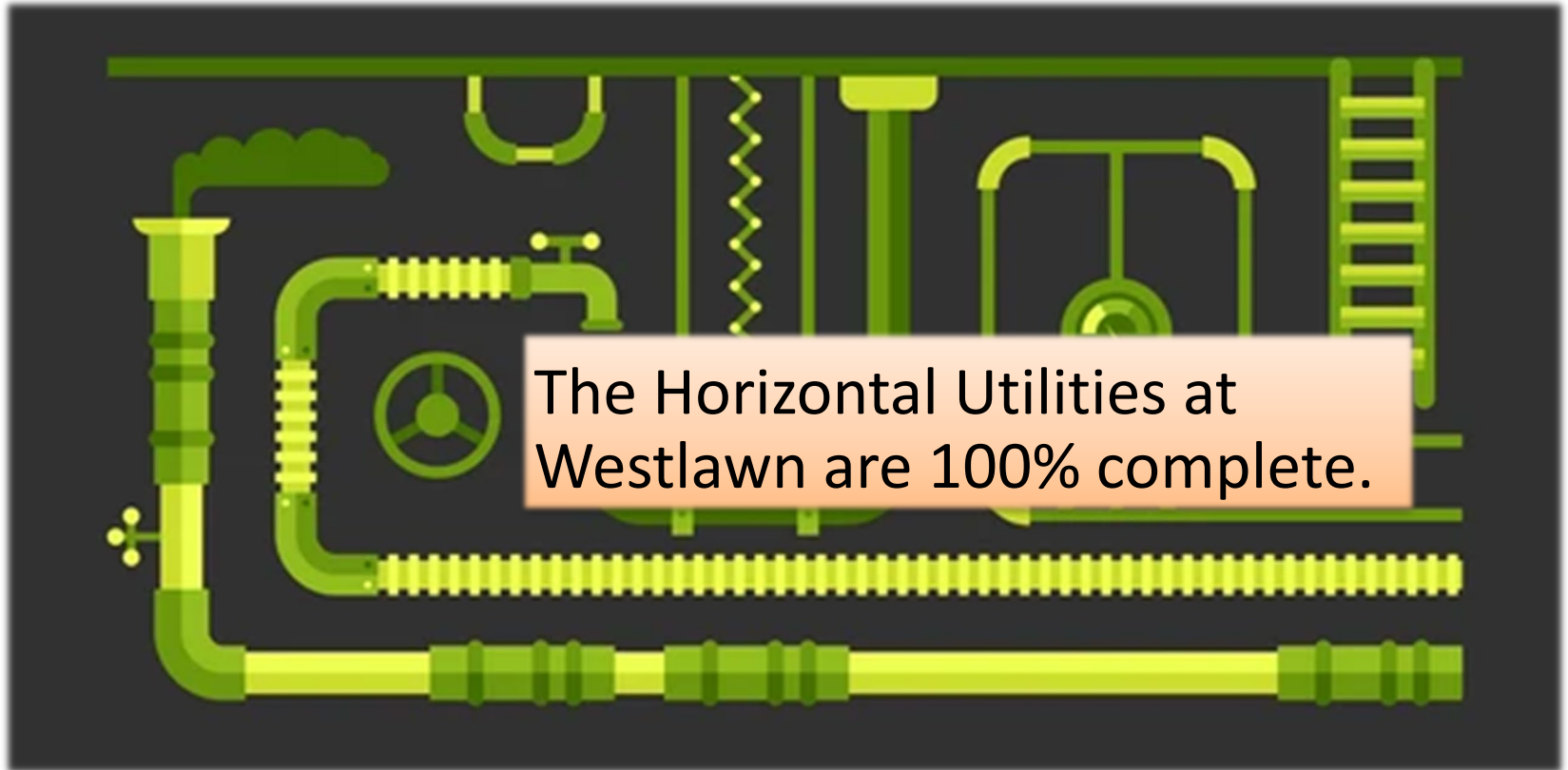


Block 11 between Lots 07 and 12



- Sidewalk on block 11 between Lots 7 and 12.
- There is a covered drain access but it is buried.

HORIZONTAL UTILITES NARRATIVE



WESTLAWN GARDENS 2 – PHASE 5C

MARKET RATE HOMES

Block 11/Lot 03



WESTLAWN GARDENS 2 – PHASE 5C

MARKET RATE HOMES



Block 11/Lot 09



WESTLAWN GARDENS 2 – PHASE 5C

MARKET RATE HOMES



Block 10/Lot 10



WESTLAWN GARDENS 2 – PHASE 5C

MARKET RATE HOMES



Block 15/Lot 05



TOWNHOMES AT CARVER PARK (TCP) SIGNAGE



Last items completed at TCP: 3 new site signs (one example shown above)

VARIOUS SITES

HOLTON TERRACE



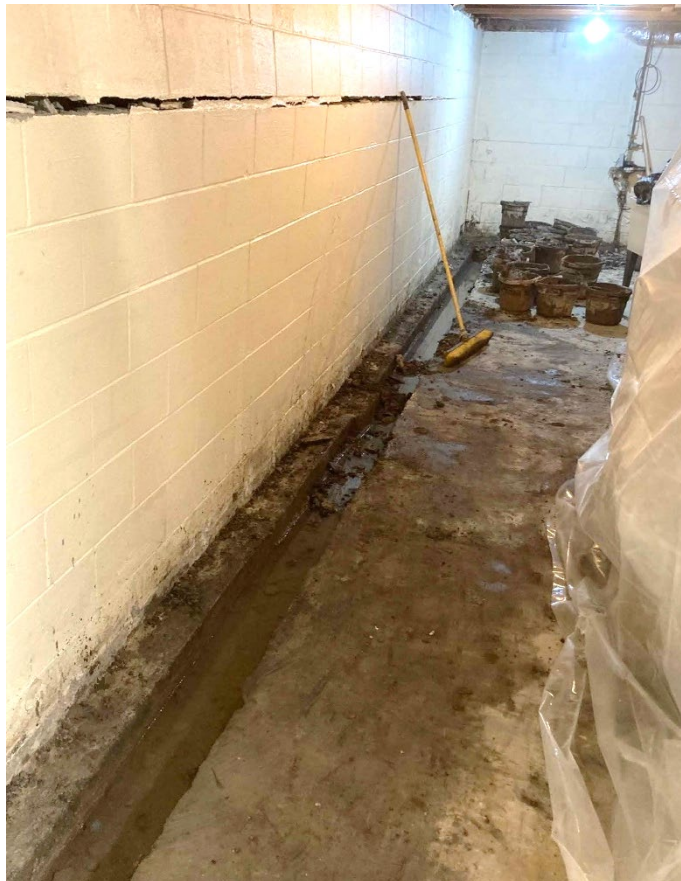
Holton DISH:

- Project started in 2023.
- DISH working with ATT fiber to bring this on-line in April 2024.

VARIOUS SITES

SCATTERED SITES

FOUNDATION REPAIRS (EXAMPLE 1)



Failing foundation wall and footing exposed for new drain tile.

VARIOUS SITES

SCATTERED SITES

FOUNDATION REPAIRS (EXAMPLE 2)



Wall straightened and waterproofed from the exterior; ready for stone backfill.

VARIOUS SITES

SCATTERED SITES

FOUNDATION REPAIRS (EXAMPLE 2)



Interior walls supported,
tuckpointed, and new
drain tile installed.

FUTURE DEVELOPMENT HIGHLAND GARDENS RENOVATION & ELEVATOR ADDITION



FUTURE DEVELOPMENT HIGHLAND GARDENS



ANTICIPATED SCOPE OF WORK

- **Elevator Addition on Each Tower – Est. Start May 2024**
- **Units**
 - Flooring
 - Paint
 - Window replacement
 - Bathroom fan replacement
 - T-stat replacement
 - Lighting replacement
 - New Appliances
- **Common Areas**
 - Flooring
 - Paint
 - Lighting
- **Mechanical Upgrades**
- **Roofing**
- **Front Entry Paver Rework**

FUTURE DEVELOPMENT

FUTURE PLAYGROUND AT WESTLAWN

BLOCK 11/LOT 13



- Future Playground near market rate homes.
- Break ground excavation/site utilities in Summer 2024
- Travaux will proceed with funding for remaining portion of park.

FUTURE DEVELOPMENT

FUTURE PLAYGROUND AT WESTLAWN

BLOCK 11/LOT 13 - RENDERING

