

Exhibit A
File No. 230727
Minor Modification to a Detailed Planned Development known as Highland Park
1818 W. Juneau Av.
October 3, 2023

Previous File History and Project Summary

A Detailed Planned Development (DPD) was established for Highland Park in 2003 as File No. 030411. The zoning change allowed the demolition of two existing 12-story residential towers, fourteen 4-5 bedroom apartment buildings, the Boys and Girls Club and other non-residential buildings and the construction of a 4-story midrise residential building along with 46 single-family homes within a new network of streets and blocks. The Housing Authority of the City of Milwaukee (HACM) was the developer of this site, which is known as Highland Gardens.

Minor Modification Summary

This minor modification only impacts the 4-story multi-family residential building located at 1818 W. Juneau Avenue. The multi-family building is a U-shape with open, landscaped space in front of the building. One elevator services each of the two wings of the building. The current design of the building is highly reliant on the original 20-year-old elevators. Any breakdown of the existing elevator would present significant short-term challenges to older or mobility impaired residents on floors 2-4.

HACM is proposing to add a second elevator to both wings of the building to provide redundant service. Having the redundant elevator capacity will allow for some degree of resiliency in the future should one of the existing elevators need to be shut down for an extended period for maintenance or repair.

The elevator towers will be located within the south facing U shaped courtyard. They will be placed in a manner that will eliminate an existing recess in the building façade that has proved problematic to maintain with landscaping. With little natural light entering these recessed areas, they have been very difficult to keep plants alive in. The towers will be constructed in a similar manner to the existing building. The base will be a cream concrete block to match the existing base of the building. Above the first floor, the building material will transition to a red utility brick that matches the color, size, and detailing of the existing red brick.

The areas directly around the perimeter of the new elevator towers will be re-landscaped to repair the areas disturbed by excavation and construction. This landscaping will be consistent with the types of plantings that are currently on site and will endeavor to provide a graceful transition between the courtyard and the building itself.

The construction of the elevator towers is part one of a two phased project that will see other improvements and updates to the Highland Gardens property. As part of this rehabilitation, the porous paving area in the courtyard will be rehabilitated through leveling, replacement of damaged pavers, and removal of plants and foreign matter from the paver joints. Additionally, the large green roof tray system on the top of the building will be getting repaired or replaced. Area's devoid of sedum will be replanted, and unwanted species that have cropped up over its twenty-year life span will be carefully removed from the installation. These two green infrastructure systems will see an increased performance and longevity from the efforts associated with this project.

Minor Modification Owner's Written Narrative

List of Attachments

1. Vicinity map
2. Site photos
3. Drawings