



**Housing Authority of the City of Milwaukee
Modernization & Development Services
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April 22, 2009

Housing Authority of the City of Milwaukee

OLGA Village Apartments

722 W. Washington Street (Lots 1, 2 & 3 on ALTA Survey)

Detailed Plan Project Description and Owners Statement of Intent:

1.0 Project Statement:

Olga Village is proposed to be a 37 unit Housing Authority of the City of Milwaukee (HACM) apartment building located on 722 W. Washington Street. This new building will be adjacent to the existing 22 unit US Bank Village apartments and the United Community Center (UCC) campus.

Spacious floor plans reflect universal design principles that will make these living units work for everyone. All interior and exterior doors will be 36" wide, providing a 34" clear opening. All doors will have lever handles. All unit hallways will be at least 42" wide and all main corridors 60" wide with handrails on both sides. Every unit will have a fully accessible bathroom and access to all building amenities by means of an elevator. All electrical outlets, switches, thermostats, and other control devices will be located to provide universal access.

A major goal of the project is to incorporate 'green' features to minimize energy use, non-renewable resources use, and storm water runoff. The project will be constructed to minimize waste and will also incorporate environmentally friendly materials to provide a healthier living environment for tenants. A full landscaping package of evergreens and perennial flowers will enhance the site and exterior elevations and will provide much-needed greenery during winter months.

The site plan is compact and pedestrian-friendly and connects seamlessly with the existing network of streets and public open spaces. In addition, the new plan will enhance the natural environment through the introduction of extensive and organized public plantings that will enrich the streetscape within and along the edges of the newly developed area. Finally, the building itself will be integrated into the community through the use of cultural architectural traditions, building typology, scale, and other design elements. Generous window sizing on all four elevations will provide ample amounts of light and fresh air. High-quality masonry building materials are planned throughout.

Together HACM and its design team are poised to achieve the ultimate goal: to enrich the quality of life for public housing residents, to create community through good design and to provide housing that works for everyone.

The DPD drawings and summary below reference “Lots” 1, 2 & 3, which are part of a recently submitted CSM that is in the process of being approved and recorded.

2.0 Project Data:

A. Permitted Uses:

1. Elderly apartment housing
2. Senior center
3. Parking and refuse facilities serving the primary uses noted above.

B. Gross land area:

1. Lot 1: 14,651.88 square feet
- Lot 2: 40,692.53 square feet
- Lot 3: 33,299.05 square feet
- = 88,643.46 SF, or 2.035 acres

C. Maximum amount of land covered by principal buildings:

1. Lot 1: 0 square feet
- Lot 2: 12,575 square feet (*Note: 10,000 SF of this area planned to be a flat green roof*)
- Lot 3: 8,990 square feet
- = 21,565 SF

D. Maximum amount of land devoted to parking, drives & sidewalks:

1. Lot 1: 10,539 square feet
- Lot 2: 16,170 square feet (*Note: 2,000 SF of this area planned to be pervious asphalt*)
- Lot 3: 19,537 square feet
- = 46,246 SF

E. Minimum amount of land dedicated to landscaped open space:

1. Lot 1: 4,112.88 square feet
- Lot 2: 11,947.53 square feet
- Lot 3: 4,772.05 square feet
- = 20,832.46 SF

F. Maximum proposed unit density:

1. Lot 1: 0 units
- Lot 2: 37 new units
- Lot 3: 20 existing units
- = 57 units total / 2.035 acres
- = 28 units per acre

G. Proposed number of buildings:

1. Lot 1: (0) buildings
2. Lot 2: (1) new building, (3) stories, 36'-8" first floor to parapet, 40'-8" to highest peak.
3. Lot 3: (1) existing building, (2) stories, 22'-10" first floor to parapet

H. Maximum number of dwelling units per building:

1. Lot 1: 0
- Lot 2: (1) building w/ (37) units
- Lot 3: (1) building w/ (20) units

I. Bedrooms per unit

1. Lot 1: 0
- Lot 2: (27) single bedroom + (10) double bedroom
- Lot 3: (20) single bedroom

J. Parking spaces provided:

1. (48) spaces dedicated to UCC
- (17) spaces dedicated to building on Lot 2
- (5) spaces dedicated to building on Lot 3
- = (70) total spaces

K. Sign Standards:

1. All new Signs will conform to City of Milwaukee Zoning s. 295-505-5.
2. See drawings for locations and dimensions of the following:
 - a. 6" tall, non illuminated address letters on south elevation, 0.57 SF area
 - b. 12" tall non illuminated "OLGA VILLAGE" sign on south elevation, 10.0 SF area
 - c. 18" tall reverse channel illuminated "OLGA VILLAGE" sign on north elevation, 23.9 SF area

L. Landscape Standards:

1. General landscaping will include trees, shrubs, gardens, lawn and will conform to Zoning s. 295-505-4.
2. See drawings for landscape design

M. Project Phasing:

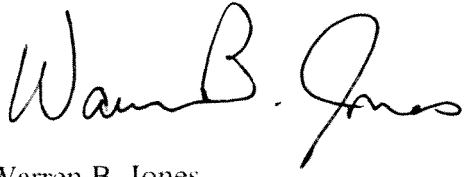
1. All new developments shown will be constructed in a single continuous phase with completion anticipated by July/ August 2010.

N. Public Alley and Access:

1. An application has been filed with the City of Milwaukee to vacate the existing alley on the subject property. A new mutual access easement is proposed to serve the (1) single family property currently being served by this alley. The owner of that property is aware and supportive of this plan.

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 with a large initial "W" and a distinct "B".

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