Attachment 3

Figures V-4 through V-7

Examples of New Construction Affordable to Low- and Moderate-Income Households
Figure V-4
EXAMPLE OF SITE AND FLOOR PLANS FOR A MODEST SINGLE-FAMILY HOME ON A 7,200 SQUARE-FOOT LOT

Site Plan

Floor Plan
(Includes Universal Design Features for Persons with Disabilities)
(1,154 square feet)

Source: SEWRPC.
Figure V-5
EXAMPLE OF SITE AND FLOOR PLANS FOR A MODERATE-SIZE SINGLE-FAMILY HOME ON A 5,000 SQUARE-FOOT LOT

Site Plan

Floor Plan
(1,408 Square Feet)

Source: Gorman Real Estate & Development Management, City of Milwaukee, and SEWRPC.
EXAMPLES OF MULTI-FAMILY HOUSING DEVELOPMENTS USING AFFORDABLE FAÇADE MATERIALS

Project Name: Bishop’s Creek  
Location: 4765 N. 32nd Street, Milwaukee  
Client: Common Bond Communities  
Architect: Continuum Architects + Planners  
Contractor: VJS Construction  
Façade material: Metal panels and cement fiber board siding  
Tenure: Rental units, 45 of the 55 units are affordable to households with incomes of 60 percent of the County median annual household income  
Design and Construction Notes: Panelized construction. The development includes a mix of one and two bedroom apartments and townhouses. Front and back entry ways are designed to encourage social interaction and caretaking and the overall exterior design is intended to be compatible with neighboring industrial and residential uses.

Project Name: Kramer Lofts  
Location: 111 E. Seeboth Street, Milwaukee  
Client: Dixon Development and Stonehouse Development  
Architect: Continuum Architects + Planners  
Contractor: VJS Construction  
Façade material: Cement fiber board panels, decorative stone base and trim at entry  
Tenure: Rental Units, 43 of the 55 units are affordable to households with incomes of 60 percent of the County median annual household income  
Design and Construction Notes: The development includes a mix of one and two bedroom apartments. The first floor apartments are set above street elevation and are designed as townhomes with street entrances. There is also first floor commercial space.
Project Name: National Avenue Lofts  
Location: 120 E. National Avenue, Milwaukee  
Client: Impact Seven and Dixon Development  
Architect: Continuum Architects + Planners  
Contractor: Kelly Construction & Design  
Façade Material: Corrugated metal siding, cement fiber board siding, and cement fiber board panels  
Tenure: Rental units, all 73 units are affordable to households with incomes of 60 percent of the County median annual household income  
Design and Construction Notes: The development includes a mix of one, two, and three bedroom apartments and townhomes. The townhomes are accessed from an interior courtyard. The three-story glass element in the center front houses all of the common spaces over the entry lobby and canopy. Units include energy efficient appliances, heating and cooling, and windows.

Project Name: Prairie Apartments  
Location: 1218 W. Highland Avenue, Milwaukee  
Client: Heartland Development and Guest House of Milwaukee  
Architect: Continuum Architects + Planners  
Contractor: VJS Construction  
Façade Material: Cement fiber board panels and siding with some masonry block in the front of the building  
Tenure: Subsidized, all of the units are supportive housing for formerly homeless men and women  
Design and Construction Notes: The project is undergoing review to become Silver LEED certified

Source: Continuum Architects + Planners, S.C. and SEWRPC.
Figure V-7
EXAMPLE OF LAYOUT FOR A MODEST TWO BEDROOM APARTMENT

Floor Plan
(795 square feet)

Source: SEWRPC.