

PROJECT SUMMARY

MULTI-FAMILY DEVELOPMENT
ST PAUL AVENUE, ALONG FOX RIVER
WAUKESHA, WISCONSIN

Mill Reserve Apartments

RESIDENCES

122 Luxury Apartment Units

LOCATION

The subject site is located along the south side of West St. Paul Avenue and directly adjacent to the north side of the Fox River in the downtown area of the City of Waukesha.

SITE DESCRIPTION

The subject site is comprised of three contiguous parcels of land containing a total of 1.68 acres. The site is generally rectangular.

STRUCTURES

Two (2), Four (4) story buildings, with two elevators in each building, private balconies, exterior finishes of fiber cement board, weathering steel or masonry with potential wood accents. 200 covered parking stalls, plus 13 guest parking spaces. To be completed in one phase.

UNIT MIX

59 One Bed, One Bath
31 One Bed, One Bath, Plus Den
25 Two Bed, Two Bath
7 Two Bed, Two Bath, Plus Den
122 Units

UNIT SIZES

675-850 SF One Bedroom
1,100 -1,300 SF Two Bedroom

UNIT FINISHES

High-end contemporary design featuring modern finishes to include: quality cabinetry, countertops of quartz or granite, contemporary plumbing and light fixtures, a stainless steel appliance package, in-unit washer/dryers, "plank look" flooring and private balconies with individually metered utilities.

AMENITIES

Class A Building amenities to include: clubroom, business office/meeting space, common area wi-fi, fitness center, lounge areas, central air conditioning, roof top terraces with green features and grilling stations, underground parking for autos and bikes, two elevators in each building, generous lobby with secure package area, climate controlled/secure storage, pet friendly.

CONSTRUCTION START

Fall, 2017

PROJECT COST

Estimated at \$16,300,000

TAX REVENUE

The project will add new value to the existing tax base, generating additional tax revenue.

ZONING

Planned Unit Development (PUD)

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DEVELOPMENT TEAM

Developer

Mill Reserve Apartments, LLC (new entity to be formed)
1665 N. Water Street | Milwaukee, WI 53202 | 414.276.5285
www.ogdenre.com

General Contractor

Connery Construction, Inc.
3234 CTH N | Cottage Grove, WI 53527 | 608.839.3740

Architect

Striegel Agacki Studio
2025 N. Summit Avenue | Milwaukee, WI 53202 | 414.488.8385
www.sa-studio.com

Civil Engineer

Jahnke & Jahnke
711 W Moreland Boulevard | Waukesha, WI 53188 | 262.542.5797