

March 21st, 2024

City of Waukesha
201 Delafield Street
Waukesha, WI 53155
Attn: Doug Koehler

Re: City of Waukesha Plan Commission Concept Review
Mandel Group, LLC Concept for Delafield StreetSite

Mandel Group has entered into a purchase agreement with the City of Waukesha to buy a site, comprised of tax keys WAKC 1305461, WAKC 1305460, WAKC 1306990, and WAKC 1305459, on Delafield Street in downtown Waukesha. Below is an overview of the concept proposed by Mandel Group for this site

The Project is a 221-unit market-rate apartment development in two 4-story buildings on 5.04 acres on Delafield Street in downtown Waukesha, WI. The project is currently planned to be two 4-story buildings of residential apartments over 1 underground parking level. The unit mix consists of 62% studio/1-bedroom units, 31% 2-bedroom units, and 7% 3-bedroom units. There are 259 underground parking stalls and 38 surface stalls, which equates to a ratio of 1.34 stalls per unit. Approvals are ongoing and are schedule to be completed in late summer or early fall of 2024, with construction potentially beginning as early as the end of 2024, with a projected completion in the spring or summer of 2026.

Please see the attached as detailed below:

- Application for Development Review
- Site plan, floorplans, elevations

Best,



Dan Romnek
Development Manager
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