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March 2, 2015

VIA EMAIL

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Ms. Jennifer M. Andrews, AICP

Community Development Director

City of Waukesha

City Hall – Room 200

201 Delafield Street

Waukesha, WI 53188

*Alderwoman
Cummings requested
that this item
be placed on
the March 3, 2015
agenda.*

ROBERT H. FRIEBERT
(1938-2013)

EMERITUS
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OF COUNSEL
THOMAS W. ST. JOHN

RE: *T. Wall Enterprises, LLC – Redevelopment of 211 and 223 Maple Avenue into the Fox Head Residences*

PC14 -0138 (Rezoning from M-2 and B-3 to B-3 PUD)

PC14 -0135 (Revised Preliminary Site Plan & Architectural PUD Review)

SUBJ: Plan Update to Dedicate Senior Housing Units in East Wing Building

Dear Ms. Andrews:

We recently joined the T. Wall Enterprises, LLC development team for the Fox Head Residences project. The developer has updated the programming and plans and this is to submit the significant change to the project files. We therefore ask for the Common Council's reconsideration of the rezoning petition and to thereafter consider approval of the preliminary plans.

T. Wall Enterprises revisited its market study and we have also reviewed the City of Waukesha Central City Master Plan and the Waukesha County 2015-2019 Analysis of Impediments to Fair Housing Choice. The City's Master Plan identifies that the area's positive household growth will be concentrated among older empty-nester or senior households. See Appendix I, p. 41 and Table C-6. The County Housing Study noted some concerns that facilities serving elderly residents are located in specific areas that prevented mainstreaming and led to segregation of these residents. See p. 73.

To both meet the need of the growing senior housing demographic and develop a multi-generational project, the Fox Head Residences will dedicate units in the East Wing building (more than 60 units) to be an age-restricted community for residents age 55 and older in accordance with the rules set by the U.S. Department of Housing & Urban Development. Fox Head senior residents will lead independent, active lifestyles in the heart of the City where they can take advantage of amenities such as an ADA fully-compliant facility, grab bars in all unit bathrooms, a dedicated library and lounge area, and organized social and recreational programming and activities.

While no assisted living care or health related services will be provided, a catered meal program will be offered if requested by the residents.

Ms. Jennifer M. Andrews, AICP
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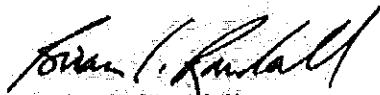
All of the other features, design details, finishes and plan revisions to the luxury condominium quality project remain a part of the proposal for all 202 residential units, the landscaped plaza and the non-residential ground floor space.

In conclusion, T. Wall Enterprises is pleased to present this update and to dedicate units in the East Wing building as senior housing in order to fulfill a recognized need and develop a multi-generational residential community at the Fox Head Residences.

If given the opportunity, we will be happy to speak to this issue or any others at the Common Council meeting.

Very truly yours,

FRIEBERT, FINERTY & ST. JOHN, S.C.



Brian C. Randall
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BCR:las

cc: The Honorable Shawn N. Reilly, Mayor – Via E-Mail
Ms. Gina Kozlik, Clerk/Treasurer – Via E-Mail
Mr. Jeff Fortin, Community Development Specialist – Via E-Mail
Mr. Terrence Wall – Via E-Mail
Mr. Mark Herr, AIA, NCARB – Via E-Mail