

March 2nd, 2020

City of Waukesha
Plan Commission
201 Delafield Street
Waukesha, WI 53155

Re: Plan Commission Conceptual Review
Mandel Group, LLC Concept for St. Paul Ave. Site

Mandel Group has entered into a purchase agreement with Mill Reserve Properties to buy a site, comprised of tax keys WAKC 1305480, WAKC 1305481, and WAKC 1305482, on St. Paul Avenue in downtown Waukesha. Below is an overview of the concept proposed by Mandel Group for this site

The Project is a 114-unit, market-rate apartment development on 1.76 acres on St. Paul Avenue in downtown Waukesha, WI. The project is currently planned to be 3 and 4 stories of residential over 1 underground parking level. The project is located on the Fox River and is walkable to downtown Waukesha. Construction could begin as early as this fall with a projected completion in the spring of 2022.

The unit mix consists of 52% studio/1-bedroom units, 41% 2-bedroom units, and 7% 3-bedroom units. There are 149 underground parking stalls, which equates to a ratio of 1.31 stalls per unit. To reach a goal of 1.42 stalls/unit, which is comparable to previously approved projects in Waukesha, we are 12 stalls short. There is a municipal parking structure located .25 miles from the site, from whom we would be able to lease stalls as necessary for our residents. Given this option and the significant street parking near the site, we believe the parking provided is sufficient for this project.

Please see the attached site plans, floorplans and elevations for site layout and design intent.

Best,

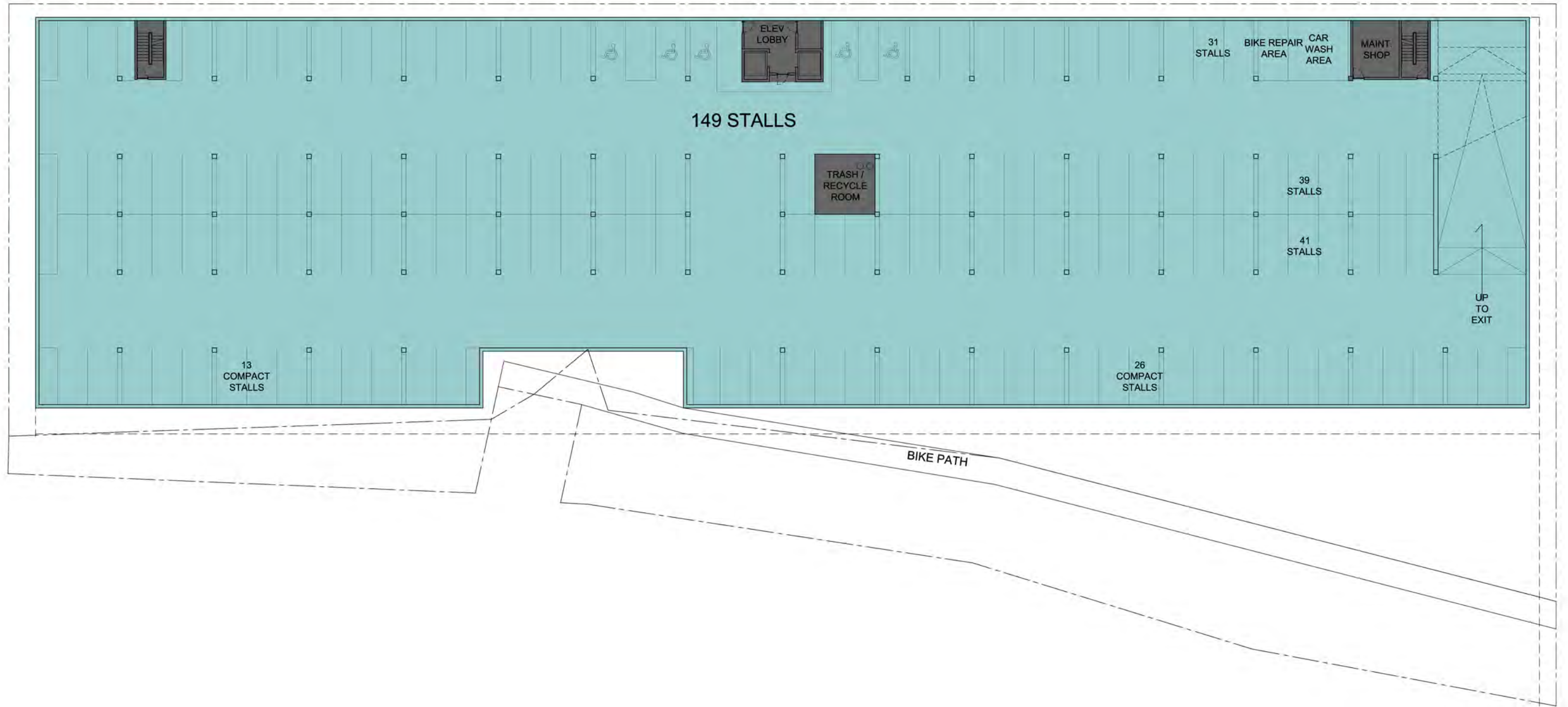


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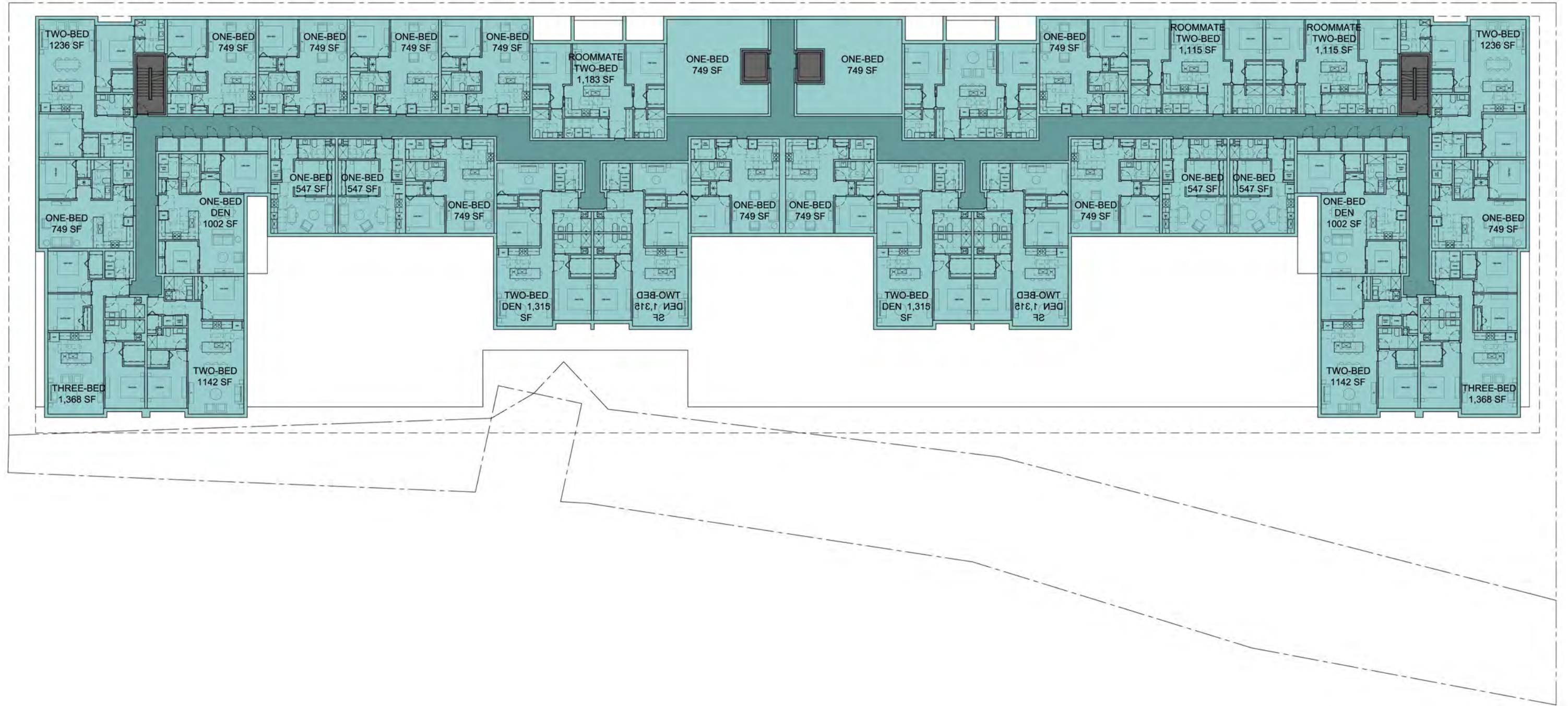
FLOOR 1



FLOOR 0



FLOOR 2-4



FLOOR 5



NORTH ELEVATION



SOUTH ELEVATION



EAST-WEST ELEVATION

