

January 28, 2020

Fox Run 3, LLC is proposing the creation of a PUD Overlay District in accordance with the City's adopted master plan. The existing site development located at 2300 West Saint Paul Avenue is currently zoned B-5 with a PUD overlay. The proposed site development will also be B-5 with a PUD overlay. The site is a total of 13.4185 acres and is proposed to be divided into six (6) separate lots. The existing strip mall, food store and restaurant will be razed and an existing financial institution will remain on the site.

The following is a description of the six lots as part of the proposed PUD

Lot 1: 4.2025 acres – Micro Hospital (2-story)

Lot 2: 0.3851 acres – Existing financial building

Lot 3: 1.0548 acres – Financial building

Lot 4: 2.2163 acres – Possible uses include retail, commercial, office space or restaurant

Lot 5: 4.5018 acres – 72 Multi-Family Residential Units (2-Story with underground parking)

Lot 6: 1.0814 acres – Storm water management

The site will operate the storm water management as an entire development. Landscaping will be provided at common drives, and the individual lot landscaping provided by each user. We are proposing cross access parking for lots 1-3. There will be a shared private boulevard that runs through the site to provide access to Saint Paul Avenue and Sunset Drive. In addition a right-in-right-out access to Sunset Drive is proposed; Waukesha County is currently reviewing this access for approval.

The increased estimated value of the structures for this development are as follows; this matches TID data previously submitted to City of Waukesha:

Proposed Medical Building (Lot 1): \$16,371,528.00

Existing Financial Building (Lot 2): \$0.00

Proposed Financial Building (Lot 3): \$941,107.00

Future Development (Lot 4): \$2,677,823.00

Proposed Multi-family Housing (Lot 5): \$12,349,921.00