

November 18th, 2020

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

Re: City of Waukesha Plan Commission Final Site Plan & Architectural 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 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. 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. Construction could begin as early as this fall with a projected completion in the spring of 2022.

Please see the attached as detailed below:

- Application for Development Review and required Checklists
- Site plan, floorplans, elevations and renderings
- Civil Engineering Plans (including Site Grading & Drainage, Sewer, Utility, Stormwater Management)
- Landscaping Plans
- Certified Survey Map (CSM)

Best,



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