

July 30th, 2024

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

Re: City of Waukesha Planned Unit Development
Mandel Group, LLC Concept for Delafield Street Site

Mandel Group entered a purchase agreement with the City of Waukesha to buy a site comprising 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 219-unit market-rate apartment development in two 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. Approvals are scheduled 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.

Mandel Group is requesting a zoning change to RM-3 / Planned Unit Development (PUD) to allow for this specific development. Included with this cover letter is a chart comparing the base zoning for RM-3 and the requested deviations from the underlying zoning.

Thank you for considering this application and we look forward to working with staff and elected officials on this project.

Please see the attached as detailed below:

- Zoning Comparison Chart

Best,



Dan Romnek
Development Manager
414-270-2604
dromnek@mandelgroup.com