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BUILDING WITH PURPOSE

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Fox Den II Apartments - Project Narrative:

The Fox Den II Apartments are proposed for Lot 4 of the Fox Run Development, located at the corner of St. Paul Avenue and Sunset Boulevard. The project site, addressed as 2310 Fox Run Boulevard, totals 2.216 acres.

The development consists of a 3-story multifamily building with underground parking, containing (63) residential units. The unit mix includes (25) studio units, (14) one-bedroom units, (4) one-bedroom + den units, (17) two-bedroom units, and (3) three-bedroom units. Two units are designed as ANSI Type-A, with the remaining units designed as ANSI Type-B. In addition to the underground garage, surface parking is provided on the north side of the site. Resident amenities include a club room/lounge, fitness center, and leasing office. Mailboxes and a package/parcel room are located within the entry lobby.

The building is positioned to align with the adjacent multifamily buildings to the west and to maintain the consistent setback from Fox Run Boulevard. The existing curb cut is being utilized to provide access to the underground parking, and a new site access point has been located at the northeast corner to aid in both resident and fire truck circulation to all of the multifamily buildings. The finished floor elevation has been raised several feet to improve sightlines, create a more defined separation between the public boulevard and building entries, and address higher groundwater conditions. Site grading and landscaping have been designed to respect views and transitions to neighboring parcels.

Construction consists of ICF (insulated concrete form) exterior and load-bearing walls with cold-formed metal framing. The project utilizes the established exterior material palette from the earlier multifamily phase but applies it in a more streamlined and selective manner. This simplified approach supports the building's increased height and traditional double-loaded-corridor layout while maintaining visual continuity with the existing adjacent building. First-floor units include concrete patios, while second and third floor units feature balconies accessed from the living areas.

Respectfully submitted,

A handwritten signature in black ink that reads 'Brian Griehl'.

Brian Griehl, Senior Project Architect

VJS Construction Services