

June 6, 2025

City of Wauwatosa
Board of Public Works
11100 W Walnut Road
Wauwatosa, WI 53226

Re: Harlow & Hem Application for Encroachment Approval and Landscape Code Exemption

Dear Mr. Simpson,

On behalf of Mandel Group, I am requesting approval from the Board of Public Works for the following items related to the proposed Harlow & Hem Apartments, a 157-unit proposed residential development at 7470 Blanchard Street:

- 1) Encroachment for construction tie-back rods underneath Wauwatosa Avenue
- 2) Encroachment for transformers, benches, bike racks, and landscaping within the public right-of-way
- 3) Interior Landscaping Exemption for the 42-stall public surface parking lot

Tie-Back Rod Encroachment

To anchor the earth retention system during construction, Mandel Group plans to install tie-back rods beneath Wauwatosa Avenue. These rods will remain in place below grade after construction of Harlow & Hem. Key details include:

- ❖ Location: Along Wauwatosa Avenue, as shown in the attached site plan
- ❖ Impacted Area: Approximately 100 feet in length by up to 35 feet in width
- ❖ Installation: Rods are required for earth retention systems exceeding 15' in height and will be set at a starting depth of approximately 5 feet below grade, angled downward at 30 degrees. Rods will be spaced approximately 8' o.c. along the retaining wall.
- ❖ Documentation: An as-built survey will be submitted for City Records

A typical tie-back system diagram and encroachment area illustration are attached.

Encroachment of Transformers, Benches, Bike Racks, and Landscaping

Following recent revisions to the Certified Survey Map (CSM), the western portion of the Blanchard Street sidewalk will be dedicated to the City. Per discussions with City Engineering staff, Mandel

Group will maintain the original right-of way on the eastern end and seek formal encroachment approval for the following items:

- ❖ Two (2) transformers
- ❖ Two (2) benches
- ❖ Bike racks
- ❖ Landscaping

The most recent CSM and relevant encroachment area depictions are included with this letter.

Interior Landscaping Exemption Request

The current site plan for the 42-stall public surface parking lot does not meet the 10% interior landscaping requirement outlined in Section 24.12.030 of the municipal code. Mandel Group respectfully requests an interior landscaping exemption based on the following considerations:

- ❖ To support community needs, the plan includes a dumpster corral serving neighboring businesses and two transformers on the lot frontage per WE Energies requirements (each requiring 3 feet of clear space), reducing the area available for landscaping.
- ❖ The proposed design prioritizes green space within these constraints:
 - Required number of interior trees is met
 - Trellised fencing with vines is included at the southern corner islands
 - Silva Cells will be installed beneath paving along the east edge to support expanded root zones
 - Western islands are located adjacent to permeable pavers to support drainage and growth

These features demonstrate a strong commitment to landscaping, sustainability, and high-quality site design despite spatial limitations. The current landscape plan reflecting 753 sf of green space (6.6%) in the inner parking lot is included with this letter.

Thank you for your consideration of these requests. Please feel free to contact me should you have any questions or need further documentation.

Sarah Hillenbrand

Sarah Hillenbrand
Senior Development Manager
Mandel Group