



MEMORANDUM

TO: City of Wauwatosa, Planning Division

FROM: Rob Oldenburg | Senior Vice President, Development

DATE: February 2, 2023

RE: Mayfair Research Retail Project Description – Conditional Use Permit

Research Retail Development Partners, LLC on behalf of Irgens Partners, LLC is requesting a conditional use permit for a multi-tenant retail development (the “Project”) situated at the southeast corner of the signalized intersection of Research Drive and Mayfair Road at the gateway of the Milwaukee County Research Park (“MCRP”). The Project site is legally known as Lot 2 of Certified Survey Map 9388.

The Project will include a single-story, +/- 8,200 rentable square foot (“RSF”) retail center with a brick masonry façade. The site will feature a double drive-through lane, two outdoor patios, and surface parking stalls. Approximately 6,100 SF of the development is anticipated to be occupied by two national, fast-casual restaurants; one will lease the north endcap space of approximately 3,800 SF including the drive-through lane, and the other will lease the south endcap space of approximately 2,300 SF. The in-line space of 2,100 SF remains currently available for lease and is being promoted for general retail, service, and professional users.

<i>Owner/Applicant:</i>	Research Retail Development Partners, LLC, which is 100% owned by Irgens Partners, LLC
<i>Project Size:</i>	Single-story, 8,200 RSF building
<i>Tenancy:</i>	Multi-tenant with three total tenants anticipated
<i>Location:</i>	Southeast corner of Mayfair Road and Research Drive, Wauwatosa, WI 53226
<i>Site Size:</i>	Approximately 1.203 acres
<i>Zoning:</i>	Special Purpose – Research Park.
<i>Site Access:</i>	Shared access point via existing curb cut on Research Drive.
<i>Vehicular Parking:</i>	Approximately 35 on-site surface parking stalls will be provided including two handicap-accessible stalls. Additional parking to meet code requirements will be provided on the adjacent Lot 1 through a shared parking easement.
<i>Bike Parking:</i>	Bicycle racks will be provided along the south side of the building.

<i>Stormwater Retention:</i>	MCRP features central stormwater retention facilities that will serve the Project. More than 35% of Project site will feature greenspace or pervious surface area.	
<i>Mechanical Screening:</i>	Façade features a parapet screen wall, sized between 5 to 7 feet in height to conceal all rooftop equipment.	
<i>Hours of Operation:</i>	Business hours are anticipated to be 6:00 am – 9:00 pm, seven days per week	
<i>Employees:</i>	Total employee count has not been determined. Project is anticipated to generate a total of 30-40 full and part-time employees. Based on the projected uses, approximately 15 employees are estimated to be on-site at any given time.	
<i>Construction Staging:</i>	Construction staging, including dumpsters, crane, materials storage, and contractor parking will occur on the Project site and the adjacent Lot 1. No street closures or street occupancy permits will be required.	
<i>Project Team:</i>	Developer:	Irgens Partners, LLC
	Architect:	Eppstein Uhen Architects
	General Contractor:	Catalyst Construction
	Civil Engineer:	The Sigma Group
	Structural Engineer:	Pierce Engineers
	Property Manager:	Irgens Partners, LLC
<i>Site Plan/ Parking Lot Permit:</i>	Application was submitted to City Engineering on January 27, 2023.	
<i>Applicant Contact:</i>	Rob Oldenburg – Senior Vice President, Development Phone: (414) 443-2526 Email: roldenburg@irgens.com	