



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Signature Report

Resolution-Council: R-25-18

File Number: 25-0279

Enactment Number: R-25-18

Resolution approving Planned Unit Development (PUD) final plans at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460, 7462, and 7470 Blanchard Street, Nicholas Allen, Continuum Architects, on behalf of Mandel Group, applicant

WHEREAS, Nicholas Allen, Continuum Architects, on behalf of Mandel Group, applied for Planned Unit Development final plans at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460, 7462, and 7470 Blanchard Street for a multi-unit residential development (Harlow & Hem); and,

WHEREAS, this request was reviewed and recommended by the Community Affairs Committee and determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants Planned Unit Development final plans approval to Nicholas Allen, Continuum Architects, on behalf of Mandel Group, subject to:

1. Filing CSM prior to building permit issuance.
2. Providing detailed costs of any alterations and/or new construction as well as income and expense information as requested by the Assessor's office.
3. Compliance with outstanding conditions in the Public Works and Engineering comment sections of the Community Affairs Committee July 9, 2024 staff report.
4. In the event the landowner fails to commence development shown on the final development plan within 12 months after final approval has been granted, then such final approval will lapse and be of no further effect unless the time period is extended by the common council upon written application by the landowner.
5. Obtaining all necessary approvals, licenses, and permits.

By: Community Affairs Committee

Adopted

A handwritten signature in blue ink, appearing to read "S. Braatz".

City Clerk Steven Braatz

Date

2-25-25

Approved

A handwritten signature in blue ink, appearing to read "Dennis R. McBride".

Mayor Dennis McBride

Date

2/27/25