

FOUNDRY

Mayfair Collection - Wauwatosa

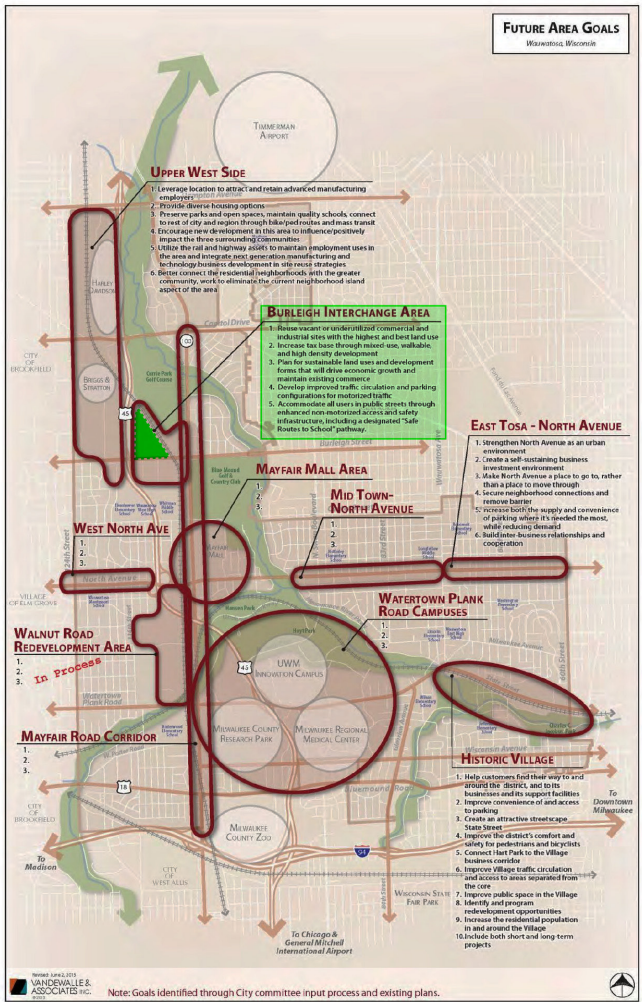
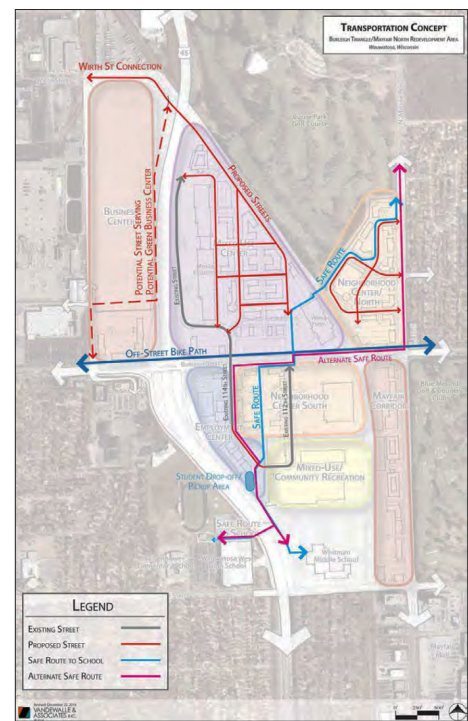
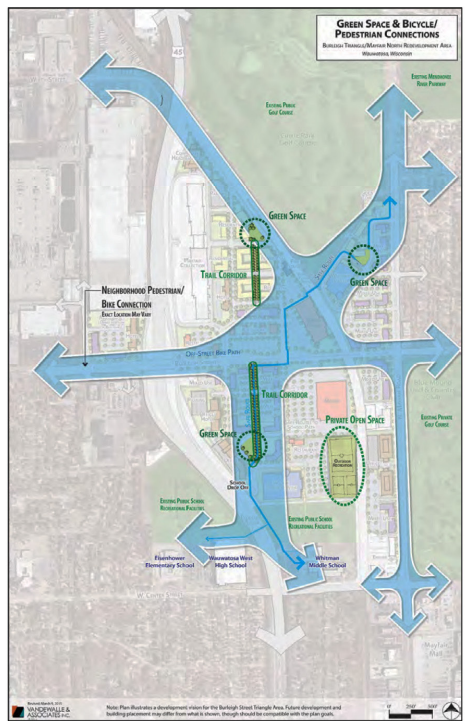
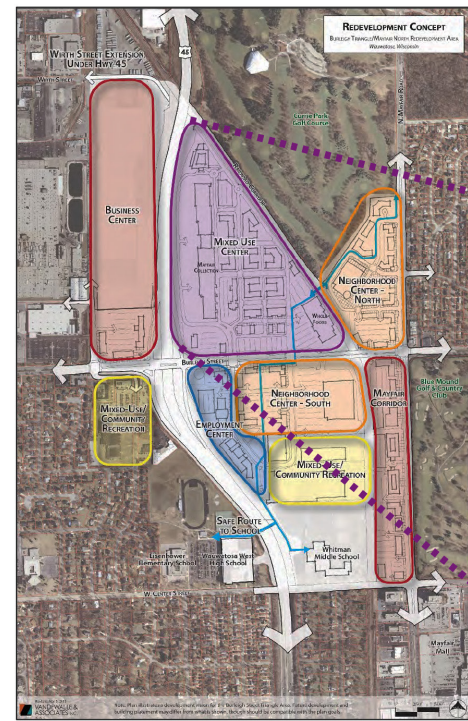
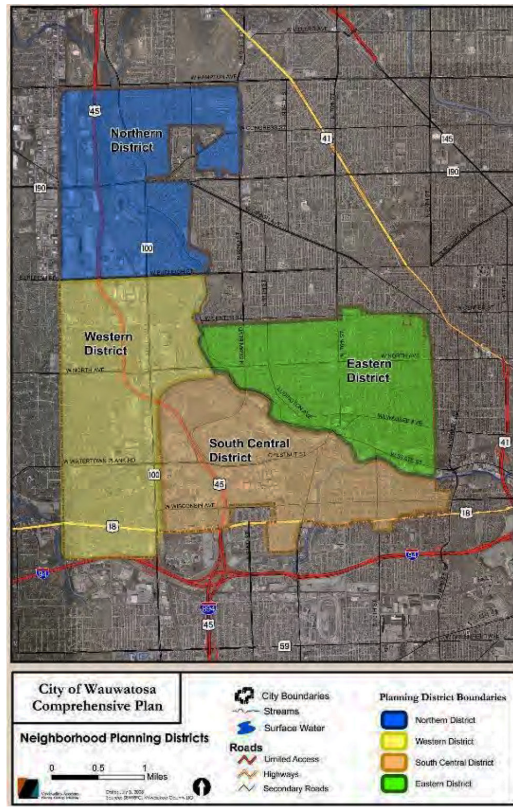
Financial Affairs Committee

April 9, 2024

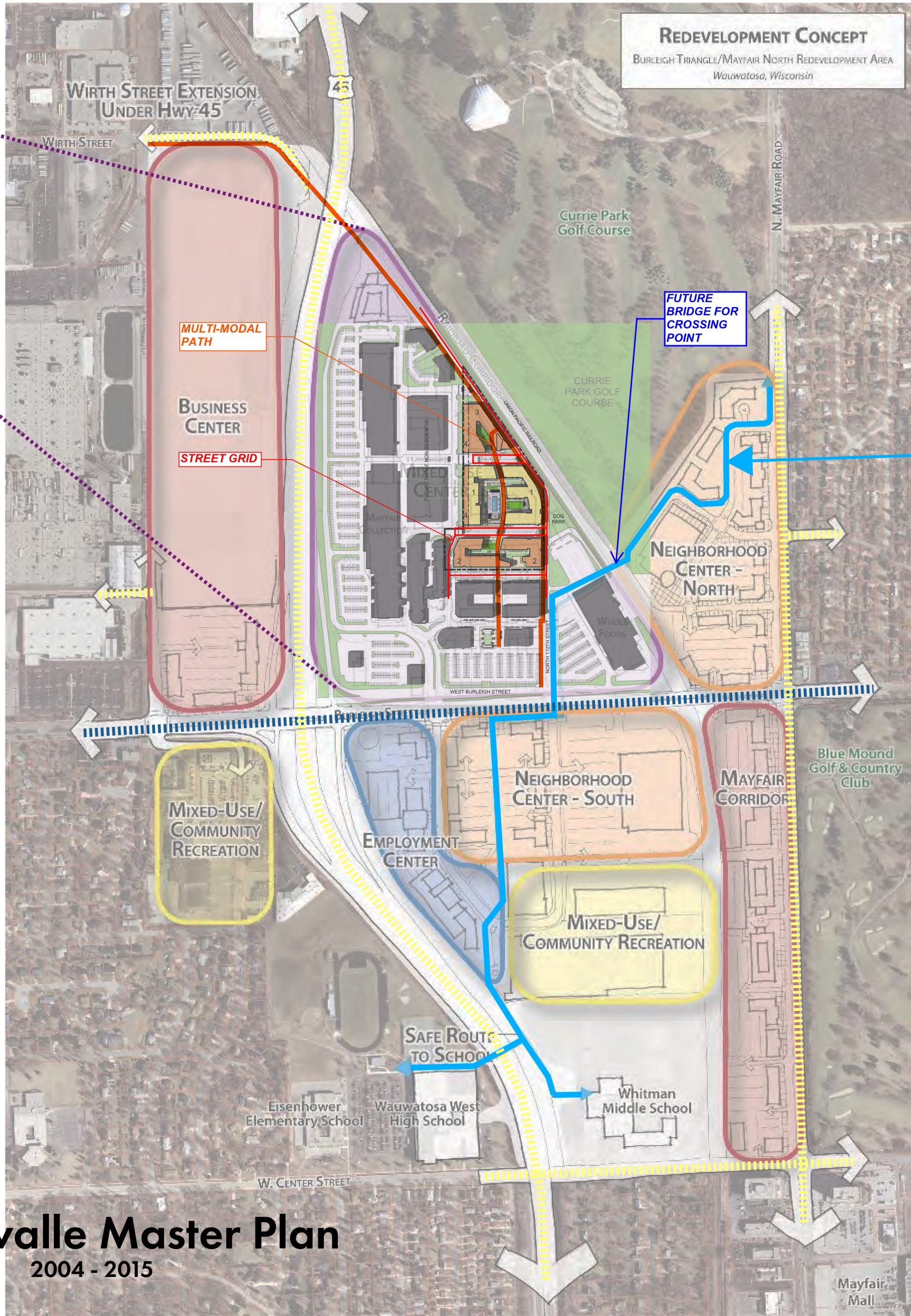


Burleigh Triangle 2007

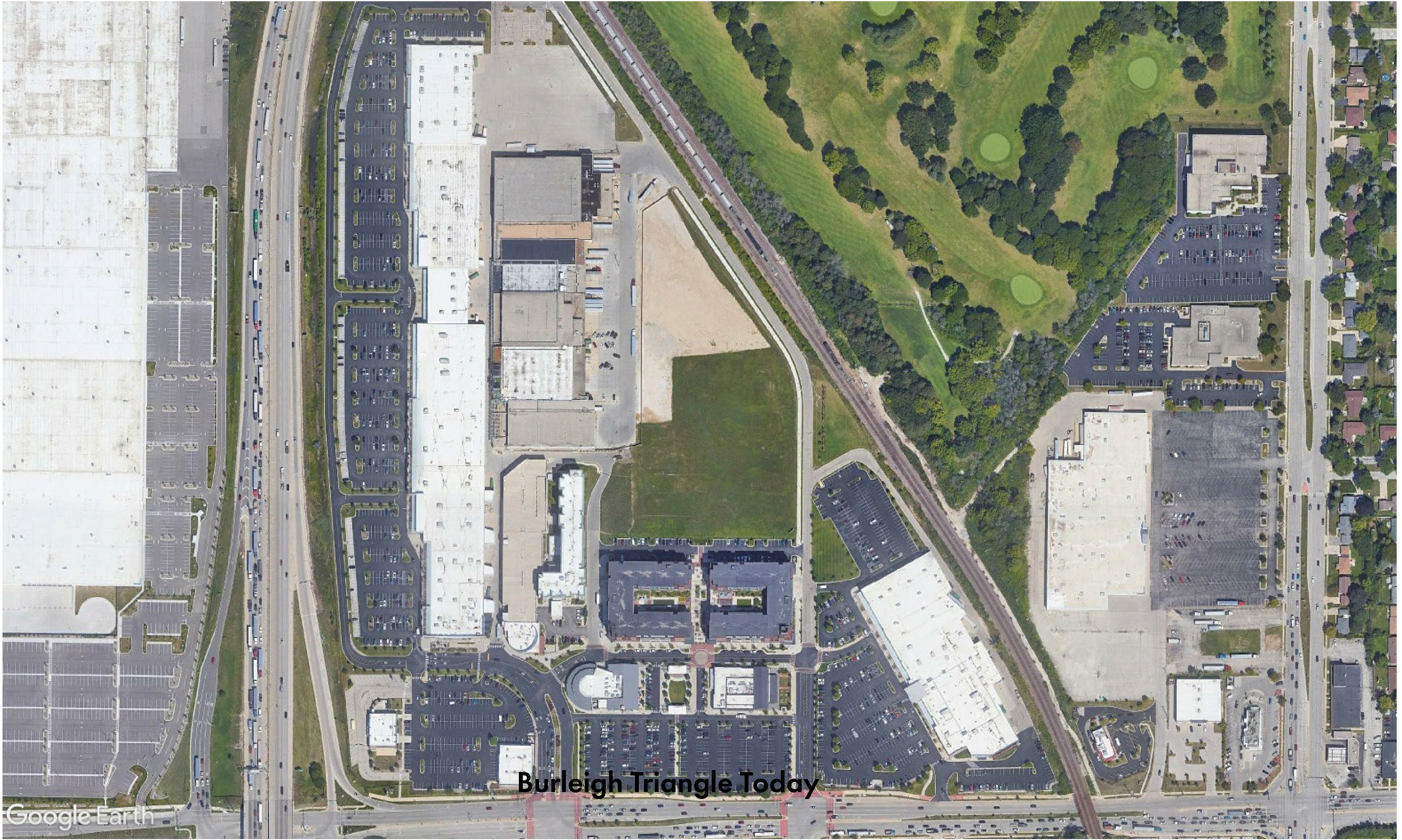




Redevelopment Vision
Burleigh Street Corridor: A gateway corridor and major entryway into the heart of Wauwatosa - a vibrant and connected business district which is a destination in its own right, maximizing its high-value market location, offering employment opportunities, amenities, and attractions that complement community character and meet the needs of residents in the adjacent walkable neighborhoods, as well as offer unique experiences for the broader community and visitors.



Vandewalle Master Plan 2004 - 2015



Burleigh Triangle Today



PHASE IV
CORPORATE OFFICE

PHASE II - COMPLETE
146-ROOM HOTEL

UP TO 750
APARTMENTS
PLANNED

PHASE III
NOW OPEN!
269 LUXURY
APARTMENTS

PHASE V
PROPOSED
240 SENIOR
RESIDENCES

45

41

TJ-maxx
DSW
DESIGNER SHOE WAREHOUSE
OLD NAVY

NORDSTROM
rack

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

ULTA
J.CREW
corner
bakery
cafe

HOMEWOOD
SUITES
hilton

BOMBERS
SMOKE SHACK

at&t

OSGOOD'S

Burleigh Street

HomeGoods

WHOLE
FOODS
MARKET

verla

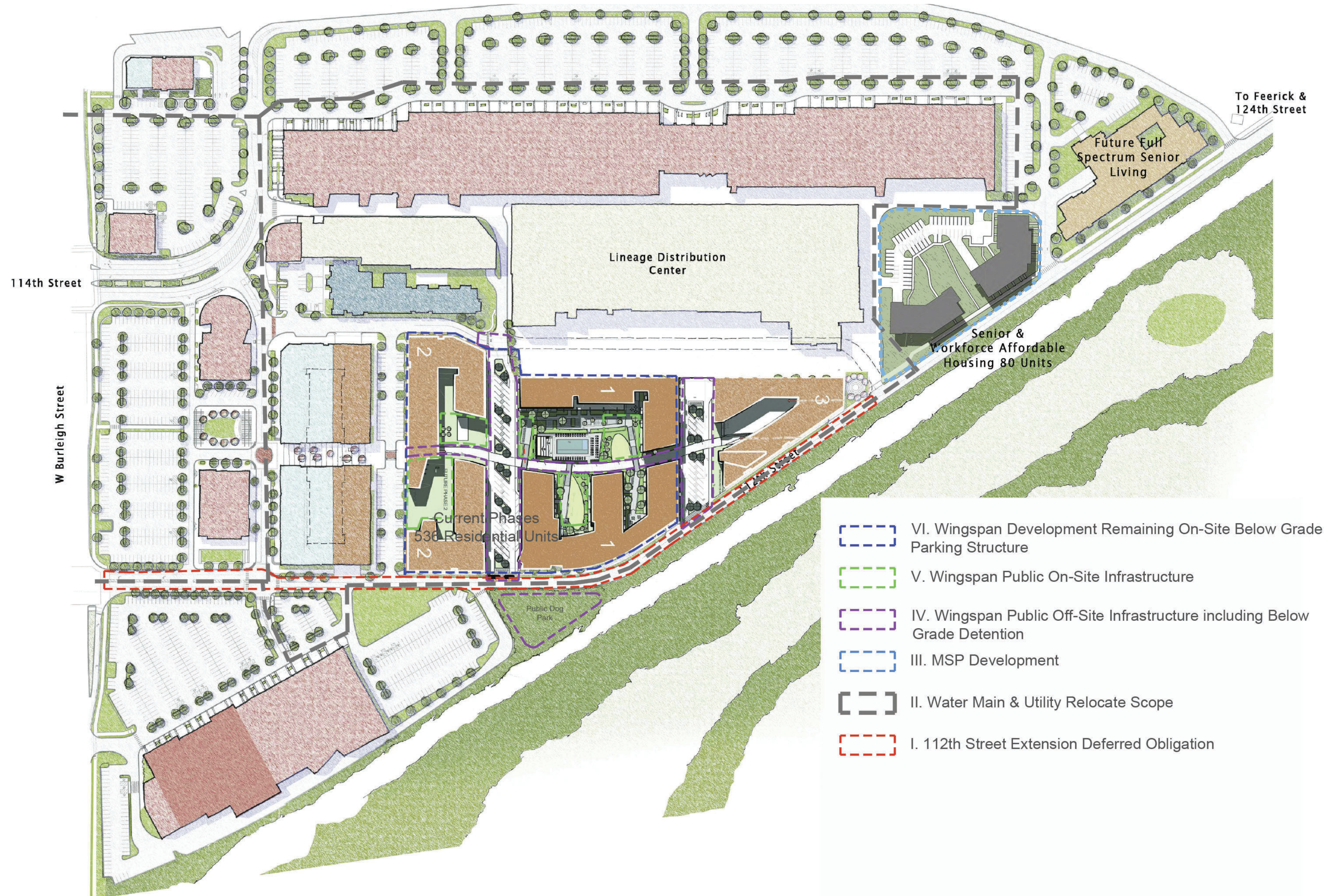
ABV

CAFE
GRACE

verizon

PAUL MITCHELL
the school

THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN



FOUNDRY AT MAYFAIR
COLLECTION

11220 BURLINGHAM ST.
WAUWATOSA, WI 53222
WINGSPAN DEVELOPMENT GROUP
1001 Feetharville Drive - Mount Prospect, IL 60056
CITADEL PROPERTY ADVISORS
100 South Wacker Drive, Suite 950 - Chicago, Illinois 60606

PROJECT NUMBER 223467.00

ISSUED FOR:
FINAL PUD 12/7/2022
REVISION FOR:
NO. DESCRIPTION DATE

NOT FOR CONSTRUCTION

DRAWN BY Author
CHECKED BY Checker

OVERALL BASEMENT PLAN

A100.1

PARKING	
PHASE I - TOTAL 289 UNITS	
B1 - 55 UNITS	
B2 - 194 UNITS	
PHASE II - TOTAL 234 UNITS	
B3 - 100 UNITS	
B4 - 134 UNITS	
TOTAL UNIT PHASE I & II - 523 UNITS	
PARKING RATIO 1:1.3	
REQ. PARKING 680 STALLS	
BASEMENT PARKING - 672 TOTAL (2 TANDUM)	
2% ADA PARKING - 14 STALLS REQ. 15 STALLS PROVIDED	
SURFACE PARKING - 50 TOTAL	
4 ADA PARKING	
TOTAL PARKING 731 TOTAL	
PARKING RATIO 1:1.35	

BICYCLE PARKING	
BICYCLE PARKING CALCULATION	
B1 - 95 UNITS	
LONG TERM SPACES (1:4 UNITS)	24
SHORT TERM SPACES (1:5 UNITS)	19
B2 - 194 UNITS	
LONG TERM SPACES (1:4 UNITS)	49
SHORT TERM SPACES (1:5 UNITS)	39
BICYCLE PARKING REQ./PROV	
B1 - LONG TERM SPACES	24/24
BIKE ROOM - BASEMENT	
7 units - Offset 5' VRT - Vertical Bike Parking Racks / for 14 bicycles	
1 unit - One Side 10' - BK1002 - 5 rails / for 10 bicycles	
B2 - LONG TERM SPACES	49/50
BIKE ROOM - BASEMENT	
10 units - Offset 5' VRT - Vertical Bike Parking Racks / for 22 bicycles	
1 unit - One Side 10' - BK1002 - 5 rails / for 10 bicycles	
1 unit - Dual Side 20' - BK2002 - 10 rails / for 20 bicycles	
B1 & B2 - SHORT TERM SPACES	58/58
outside at RESIDENTIAL LOBBY & COURTYARD	
29 unit - LOOP BIKE RACK from LANDSCAPE FORMS (for 58 bikes)	
B1 + B2 - SHORT TERM SPACES	58/58

B1 - FLOOR AREA SUMMARY	
FLOOR	TOTAL SF
BASEMENT (PHASE I & II)	245,596 SF
LEVEL 1	28,585 SF
LEVEL 2	25,955 SF
LEVEL 3	25,955 SF
LEVEL 4	25,955 SF
LEVEL 5	25,955 SF
TOTAL B1 (NO BASEMENT INCLUDED)	132,405 SF

UNIT SIZES SUMMARY	
UNIT TYPE	PROVIDED SIZE
STUDIO	489 SF
ONE BEDROOM	680 - 935 SF
TWO BEDROOM	990 - 1,120 SF
THREE BEDROOM	1,279 - 1,426 SF

B1 - UNIT MATRIX						
UNIT TYPE	UNITS PER FLOOR					TOTALS
	1ST	2ND	3RD	4TH	5TH	
STUDIO	1	1	1	1	1	5 (5%)
ONE BEDROOM	3	7	7	7	7	31 (33%)
TWO BEDROOM	7	12	12	12	12	55 (58%)
THREE BEDROOM	-	1	1	1	1	4 (4%)
UNITS / FLOOR	11	21	21	21	21	95

B2 - FLOOR AREA SUMMARY	
FLOOR	TOTAL SF
BASEMENT (PHASE I & II)	245,596 SF
LEVEL 1	42,350 SF
LEVEL 2	42,350 SF
LEVEL 3	42,350 SF
LEVEL 4	42,350 SF
LEVEL 5	42,350 SF
TOTAL B2 (NO BASEMENT INCLUDED)	277,750 SF

UNIT SIZES SUMMARY	
UNIT TYPE	PROVIDED SIZE
STUDIO	480 SF
ONE BEDROOM	560 - 690 SF
TWO BEDROOM	990 - 1,240 SF
THREE BEDROOM	1,279 - 1,426 SF

B2 - UNIT MATRIX						
UNIT TYPE	UNITS PER FLOOR					TOTALS
	1ST	2ND	3RD	4TH	5TH	
STUDIO	2	2	2	2	2	10 (5%)
ONE BEDROOM	18	22	24	24	24	112 (58%)
TWO BEDROOM	12	13	13	13	13	64 (33%)
THREE BEDROOM	1	1	2	2	2	8 (4%)
UNITS / FLOOR	33	38	41	41	41	194













Thank You

