

February 7, 2025

Re: Alteration to the PUD at the Mayfair Collection
Mayfair Collection Apartments 2
Foundry Way
Wauwatosa, WI 53222

Below are our responses to the conditions of the PUD approval in attached resolution of the Common Council dated May 17, 2011 relative to the proposed multi-family development

1. Plans have been designed to provide adequate sewer capacity; existing stormwater facilities located on site will be utilized for this development. Development plans show that the project is in conformance with the existing stormwater management plan requirements.
2. Parking lot and traffic circulation design showing conformance with City standards is provided in the development plans.
3. Water supply to the site has been provided by an existing lateral to the property.
4. Plans have been submitted to the City Design Review Board and we had the initial meeting February 6. We are addressing the DRB comments for resubmittal and attendance at a future meeting.
5. Emergency Vehicle Access plan has been provided in the development plan set.
6. This site has already been divided within the master development. The parking lot crosses a property line on the west side of the side, which will be handled by a parking easement with the Seller.
7. A landscaping plan and plant list has been provided in the development plan set.
8. Not relevant to this project.
9. Not relevant to this project.
10. Pedestrian and bicycle access to the site has been designed and shown to be in conformance with the City standards on the provided development plans.
11. MSP Real Estate and the Seller own the adjacent properties to the south. Both been involved in discussions of the site plan and will continue to be involved as the progress progresses for coordination.
12. Not relevant to this project.
13. Not relevant to this project.
14. All applicable licenses and permits will be obtained as required.

If there are questions or additional information needed, please contact me at 608.829.4454.

Sincerely,



Ray White
Principal / Architect

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Madison, Wisconsin 53719

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RESOLUTION

WHEREAS, Timothy Blum, HSA Commercial Real Estate, and Burleigh 45 LLC, has submitted a preliminary plan for a Business Planned Development for a mixed-use development at 11500 West Burleigh Street; and

WHEREAS, these preliminary plans have been reviewed and recommended by the City Plan Commission, the Design Review Board, and the Committee on Community Development; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby approves the preliminary plans for a Business Planned Development for a mixed-use development submitted by Timothy Blum, HSA Commercial Real Estate, and Burleigh 45 LLC, based upon the plans submitted to the City and the public hearings conducted on this matter and subject to the following conditions:

- 1) plans showing adequate sewer capacity, environmental remediation, and stormwater management subject to approval by the City Engineer; and
- 2) parking lot and traffic circulation plans including a traffic impact study subject to approval by the City Engineer; and
- 3) plans for water supply to the site subject to approval by the City Water Superintendent; and
- 4) final building plans designating design and materials recommended by the City Design Review Board; and
- 5) emergency vehicle access plan subject to approval by City police and fire departments;
- 6) legal division of the parcel as necessary to comply with local ordinances; and
- 7) final landscaping plan showing a detailed list of plantings and details for planting areas;
- 8) phasing plan outlining anticipated uses on the site and marketing plan for attracting the desired mix of uses; and
- 9) maintenance plan detailing how any undeveloped portions of the property will be maintained; and
- 10) approved plan showing pedestrian and bicycle access to the site; and
- 11) inclusion of adjacent business and/or property owner in discussions regarding redevelopment and access; and
- 12) retail development must be in compliance with Chapter 24.25 of the Municipal Code; and
- 13) final developer's agreement approved by the Common Council; and
- 14) obtaining all other applicable licenses and permits.

Action of the Common Council

Passed and dated MAY 17 2011

Carla A. Hedesma
City Clerk

Approved MAY 18 2011

Jim D. ...
Mayor