



PROJECT DESCRIPTION – CERTIFIED SURVEY MAP – APPROVAL EXTENSION

We are applying for a CSM approval extension for our proposed development entitled Harlow & Hem, located at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460, 7462, and 7470 Blanchard Street. The land combination via Certified Survey Map was approved on 7/16/2024 and is approaching the 12-month recording deadline. Additional time is needed to finalize reviews of minor CSM revisions, right of way vacation, and to finalize easements and agreements for public spaces related to the project.

As background, related to a Preliminary Planned Unit Development application, Zoning Map Amendment application, and Site Plan Review application Mandel Group, Inc. ("Mandel") applied for a Certified Survey Map approval to consolidate five parcels into one parcel. The consolidation of these parcels allows Mandel to build a single multifamily apartment building without crossing property lines and thereby following building codes. The consolidation also creates a clear delineation of the uses in the comprehensive plan and a clear delineation of the underlying zoning code.

The existing property delineation is shown below with the associated tax keys of 3700362000, 3700337001, 3700323000, 3700359000, and 3700324001. Note the 3700359000 parcel is shown split in two to highlight that the portion of the site near Harwood will be dedicated to the City as right-of-way. Additionally, a Zoning Map Amendment was previously approved for parcel is 3700324001, commonly known as 7460 Blanchard Street and 7462 Blanchard Street, to change the zoning map from Single-unit Residential-6 (R1-6) to Neighborhood/Village Trade (C1). Changing the underlying zoning to C1 made zoning of this parcel consistent with the adjacent parcels that are part of Mandel's proposed multifamily apartment community and make the zoning and land use consistent with each other, in alignment with designated downtown uses under the Comprehensive Plan.

