

January 29, 2025

To: City of Wauwatosa Board of Public Works
Re: Request for Parking Exception
Property: 1155 N. Mayfair Road, Wauwatosa, WI; Tax Key No. 3780002006
Owner: Gateway Tosa HC, LLC, a California limited liability company

Dear Board of Public Works,

Owner of the above noted Property hereby requests a parking exception pursuant to City of Wauwatosa Ordinance 24-11-010(c).

The Property currently contains 104,049 gross square feet (excluding the parking structure). Parking for the building was approved based on an October 24, 2018 email from Tamara Szudy, which was in turn in part based upon a memorandum to Ms. Szudy from Irgens dated as of May 11, 2015 (both items enclosed herewith). While as of the date of Ms. Szudy's email there were 427 parking spaces, as a result of various renovations (which may have included the creation of additional disabled parking spaces by the current tenant), there are now 424 parking spaces.

Owner is seeking an exception to allow for 424 parking spaces based upon the current total gross square footage of the Property.

The current parking at the Property provides ample parking. The existing parking does not result in any concerns relating to the public health, safety and general welfare. There is no traffic congestion or spillover parking into any other area. There would be no change to the impervious surfaces associated with the parking areas and therefore, no resulting changes to the existing effective stormwater management measures. The parking in the rear of the Property avoids negative visual impacts.

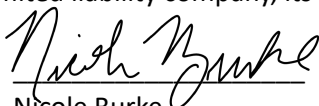
The current parking has been in place and effective for almost ten years and we are asking that the existing parking be formalized via this exception.

Please reach out to Mr. Jim Meyer at James.Meyer@heitman.com with any questions you may have.

Sincerely,

Gateway Tosa HC, LLC, a
California limited liability company

By: Heitman Capital Management LLC, a
Iowa limited liability company, its advisor

By: 
Name: Nicole Burke
Its: Senior Vice President