

Project Description for Final PUD

The Mayfair Collection is a mixed use development at the intersection of Burleigh Street and I-41 in Wauwatosa, Wisconsin. The 70 acre development consists of Retail, Hospitality, Restaurants, Office and Residential. It is a multi-phase development with an original PUD in 2011, and a subsequent update in 2014 with the initial residential phase.

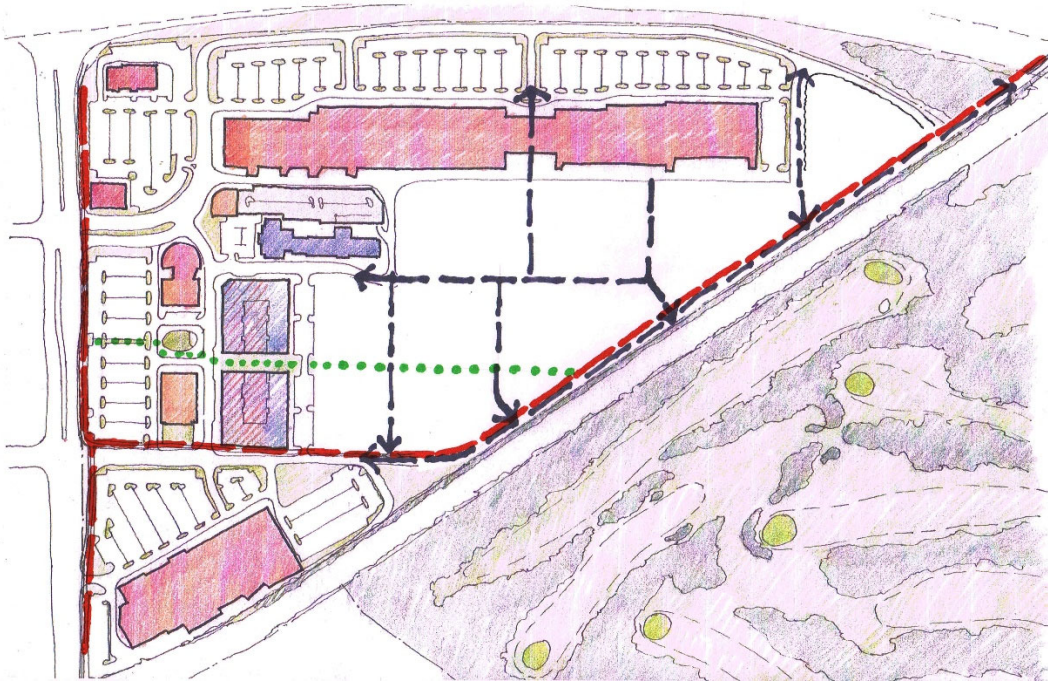
The 2014 modification to the PUD contemplated the addition of between 750 to 1000 residential units in a area that would be structured by a walkable street grid, pedestrian connections and public and private courtyards and parks.



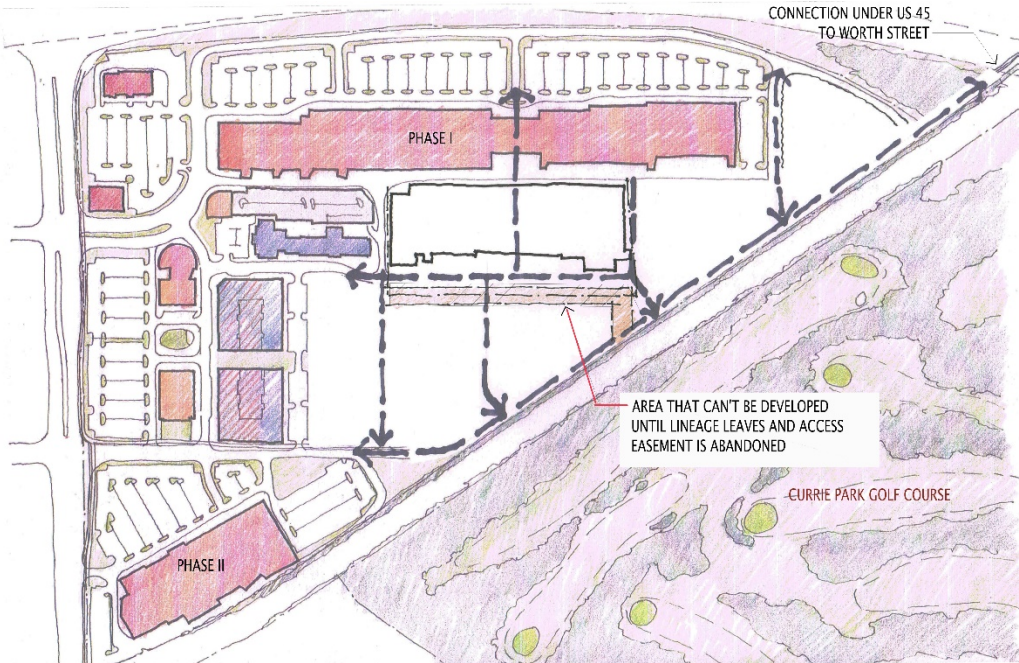
The first phase of this Master Plan, a project initially called the Uptown at the District, and currently called the Synergy Development, consisted of 269 residential units with an interior plaza, 70,000 square feet of office/retail space over a basement of structured parking.

Implementation of future phases of this master plan required redevelopment of the existing distribution facility occupying the “donut hole” of the site. At the time it was hoped that the outdated facility could be obtained and utilized in future development. Over time, ownership of the facility passed from Total Logistics to Ryder Corporation and currently to Lineage Corporation. As it does not appear that the current owner has any intention of eliminating use of this particular facility for the foreseeable future, efforts were made to modify the master plan to accomplish the same goals while mitigating the impact of an industrial usage withing the project.

The most important to any future development is the introduction of a walkable street grid along with other pedestrian paths around which to plan future uses.



Accepting that the distribution facility will remain in place for the long run required working those streets and paths around it, and creating additional parcels to “bottle up” the facility and mitigate its impact on all the other uses, particularly residential.

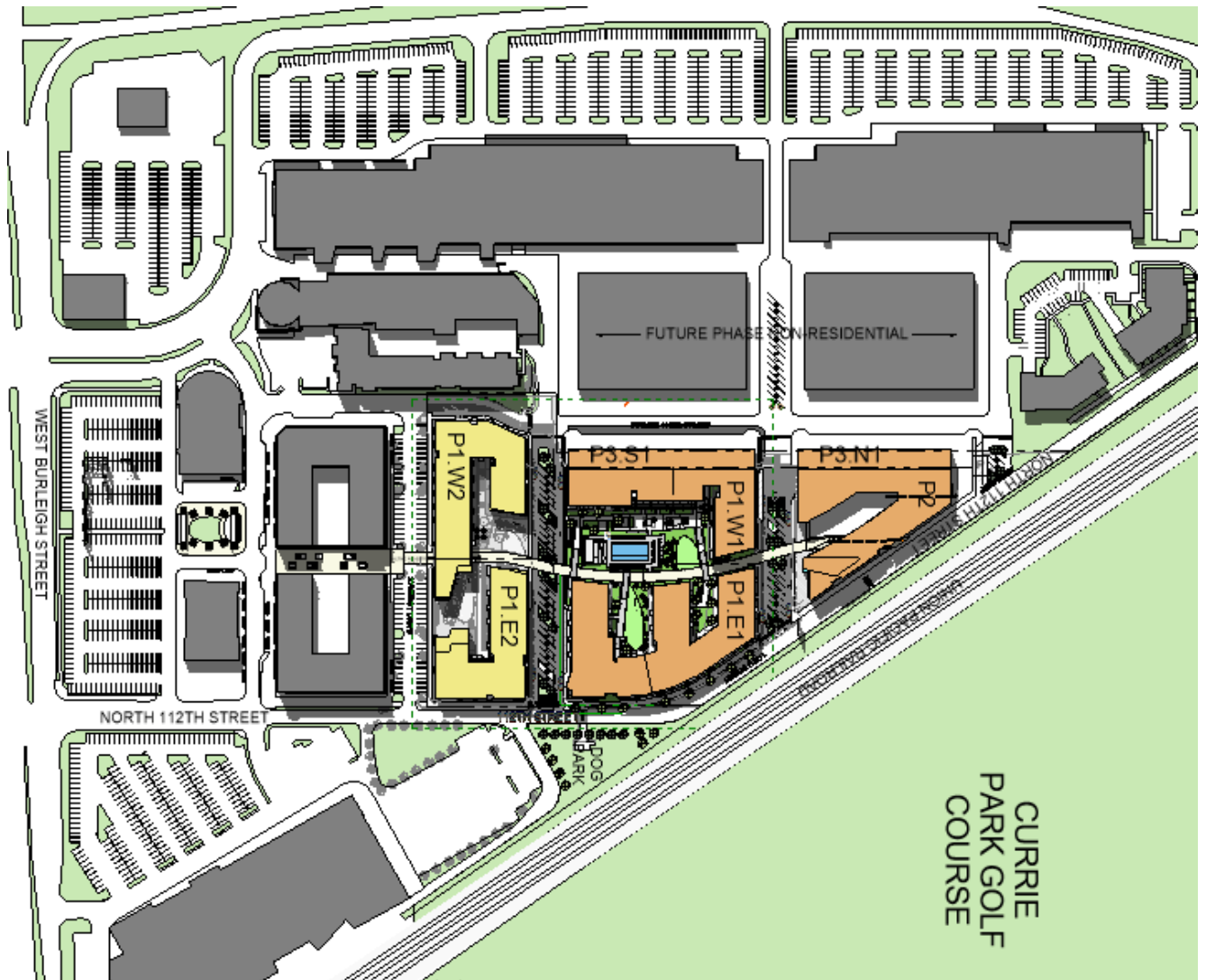


In lieu of the parcel containing the distribution facility, individual parcels were identified and developed to the north of the original residential portion of the master plan. These parcels have been earmarked for senior and affordable housing developments. From 2019 through today, infrastructure improvements have been made to create the parcels, allow for the creation of the street grid and to improve 112th street all the way north to where it will eventually connect to under US 41 to 124th street and Capital Drive beyond via Feerick street.

The resulting improvements allowed for the modification to the master plan and to the PUD currently being sought, which will allow for an addition of approximately 1000 residential units consisting of market rate apartments, full continuum senior residential and affordable housing.



While this allows for the development now of these uses, creating a vibrant pedestrian community, it also allows for the future acquisition of the distribution facility and the extension of 113th street, and the redevelopment of that area that will be integrated with the overall project.



The Foundry will be a multi-phase project. Phase I is composed with Stage I & Stage II. Stage I, PUD approved in 2023, has 2 multi-families building of 5 stories each and a total of 284 units. The current stage II (yellow) has 2 multi-families building of 5 stories each and a total of 234 units, an underground basement for 688 parking stalls extends thru stage I & II, creating a green roof terrace between building; that will provide public, semi public and private areas open to the residents and visitors. Long term bike storage for the tenants is located in the basement. The level 1 of each building count with amenities spaces that help to connect the building with the courtyards and the multi-modal path and pedestrian path.

The unit mix is conformed by studios (9%), 1 bedroom (48%), 2 bedrooms (36%) and 3 bedrooms (7%)