



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Signature Report

Resolution-Council: R-24-116

File Number: 24-1042

Enactment Number: R-24-116

**Resolution approving Preliminary Plans for a Planned Unit Development at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460/7462 and 7470 Blanchard Street for a multi-unit residential development (Harlow & Hem), Phillip Aiello, Mandel Group Inc., applicant**

WHEREAS, Phillip Aiello, Mandel Group Inc., applied for preliminary plans for a Planned Unit Development at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460/7462 and 7470 Blanchard Street for a multi-unit residential development (Harlow & Hem); and,

WHEREAS, this request was reviewed and recommended by the City Plan Commission and the Community Affairs Committee and determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

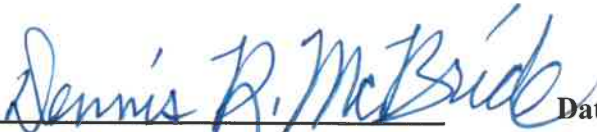
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants Planned Development preliminary plan approval to Phillip Aiello, Mandel Group Inc., for a multi-unit residential development at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460/7462 and 7470 Blanchard Street subject to:

1. Approval of the CSM and zoning map amendment applications.
2. Compliance with all conditions in the Public Works and Engineering comment sections of the Community Affairs Committee July 9, 2024 staff report.
3. Approval from the Design Review Board is required prior to submitting for Final PUD approval.
4. Providing detailed costs of any alterations and/or new construction as well as income and expense information as requested by the Assessor's office.
5. Filing application for Final PUD approval within 12 months of the date of Preliminary PUD approval.
6. Obtaining all necessary approvals, licenses, and permits.
7. Compliance with City Code 24.12.030.B.2 - at least 10% of the interior of vehicular use areas must be landscaped. If necessary, the landscaping can be vertical.
8. Compliance with City Code 24.12.030.B.3.a - landscape islands and medians must be at least 10 feet in width.
9. Compliance with City Code 24.12.030.B.3.d - shade trees with silva cells must be provided in interior landscape islands at a minimum rate of one tree per 180 square feet of required interior landscape area.
10. Roof top / courtyard amenities to include furniture, shade structure(s), firepit(s), grill station(s), site lighting, and planters.
11. Connector walk from surface parking lot to be ADA ramp with no steps.

By: Community Affairs Committee

Adopted   
City Clerk Steven Braatz

Date 7-16-24

Approved   
Mayor Dennis McBride

Date 7/18/24