



# Work to start soon on Harmonee Square

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Construction on a mixed-use development called Harmonee Square — which will contain luxury apartments and a mix of retail and commercial space — is poised to begin in June.

The parcel is located on the northeast corner of Harmonee and Underwood avenues on the site of an old Wauwatosa firehouse, a pair of parking lots and a building that previously housed a hair salon.

Utility crews are currently relocating some underground and overhead power lines. The building will need to be demolished before work can begin.

The developers — Luther Group of Elm Grove and Horizon Development of Madison — have announced that they have completed the purchase of the remnant firehouse parcel located on Underwood Avenue in the Village of Wauwatosa from the Wauwatosa Community Development Authority. Since the 2010 completion of the new Fire Station 1 Headquarters on Underwood Avenue, the city of Wauwatosa



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Rendering of Harmonee Square, a mixed-use development planned for the northeast corner of Harmonee and Underwood avenues.

and the CDA have worked to determine the best use for the parcel.

“The building is a three-story mixed use development which will include 30 luxury apartment units, 7,500-square-foot of first-floor commercial/retail space, private parking for residents and commercial guests, as well as 20 public parking spaces only steps from Wauwatosa’s vibrant and amenity-enriched Village core,” developer Jason Luther said. “The development team believes this location to be ide-

al for local businesses seeking a prime retail location and for residents interested in the finest of urban living.”

Luther said they have not yet secured any tenants for the retail or the residential units. The housing component of the project will feature one-, two-, and three-bedroom units, ranging in size from approximately 800 to 1,200 square feet. The elevation of the north side of the building is eight feet higher than the south end and that will create a unique design.

The commercial space will be managed by Luther Group, while Horizon Management Services will be providing property management services, including apartment rental.

Demolition is scheduled for this month with construction set to begin in June. Apartments are projected to be open for occupancy in June 2018.

“Ideally we would love to have a restaurant that would fit in well with the village,” Luther said. “We want to think about our retail partners strategically. See who is a good fit.”

The residential unit’s parking entrance will utilize a driveway the building will share with the firehouse and a “backyard patio” for the tenants. The front of the building will have a public plaza for use by pedestrians or patrons of the businesses.

“Our development team has worked very hard over the past 20 months to reach this milestone,” Luther said. “As a Wauwatosa resident, I could not be happier to work on a project that is an integral part of the growth and revitalization occurring in the Village.”