



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 3/25/2020
Common Council Item Number: ID#20-0406	Date: 3/25/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: St. Paul Apartments – Plan Commission Consultation	

Details: The applicant is seeking conceptual review advice from the Plan Commission for their proposal to build a new 114-unit apartment building on several currently vacant parcels on St. Paul Ave. The property is located just north of the intersection of St. Paul Ave. and Wisconsin Ave., adjacent to the Mill Reserve Condominiums, and across the street from Fire Station Number 1.

The development will include a mix of studio, one-bedroom, and two-bedroom units, along with a small number of three-bedroom units. All on-site parking will be in an underground garage, which will have 149 parking spaces available. The applicant believes this will be short of the number required by city zoning, and they have proposed making up the difference, if necessary, by leasing spaces a quarter mile away in the transit center ramp. Typically off-site spaces must be located no more than 400 feet from the property. The Plan Commission has the authority to approve exceptions to allow a smaller number of spaces or allow them to be located at a greater distance, so the applicant would like to get a sense of the likelihood that their proposal would be approved.

The proposed apartment building will take up almost the entirety of the site and will be five stories high. On the north and south sides of the building, which face St. Paul Ave. and the Fox River respectively, the exterior will be a mix of masonry and metal panels, broken up regularly by windows, balconies, and ornamental details. The east and west sides also include a mix of materials but much less detail.

Both the main building entrance and the garage entrance will face St. Paul Ave. In the conceptual plans the garage is shown exiting directly onto St. Paul Ave from a potentially blind driveway with no room for stacking. This may need to be modified for vehicle and pedestrian safety prior to final approval. The plans show a large concrete wall in front of the main entrance, supporting a ramp and stairway. This entrance will most likely be located directly against the street. Staff feels that significant changes will be necessary prior to final approval to improve the building's relationship with St. Paul Ave., including potentially the addition of walk up entrances to the first-floor units.

Options & Alternatives:



Financial Remarks:

Staff Recommendation: The Plan Commission should offer opinions on the appropriateness of the project, including the scale and architecture of the building, and the parking related questions, but should not take any motion at this time.