



CITY OF WAUKESHA

Administration

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Committee: Common Council	Date: 5/18/2021
Common Council Item Number: ID# 21-2198	Date: 5/18/2021
Submitted By: Jennifer Andrews, Community Development Director	City Administrator Approval: Kevin Lahner, City Administrator KL
Finance Department Review: Bridget Souffrant, Finance Director BS	City Attorney's Office Review: Brian Running, City Attorney BR
Subject: Review, discuss and act on the space and land use study completed for excess City Hall land.	

Details:
 When the City was designing the new City Hall site, it became apparent that with the staff parking located in the parking ramp, less land would be needed for the project. On all the site plans reviewed and approved, by the Plan Commission and Council, an excess parcel, of approximately .69 acres, was shown at the northeast corner of Buena Vista and Barstow. The discussion at the time was that this property would be sold for redevelopment purposes, adding to the overall tax base.

The professional opinion of the Community Development Department and the City's real estate consultant, Colliers, is that the site is best suited for residential development. In preparation of selling the parcel, the Community Development Department engaged Community Design Solutions to study the site and determine what types of housing units could fit on the site, and how many units the varying types of residential development would result in. Understanding the number and type of units will help us determine a value for the property and allow the City to seek buyers best suited to develop those types of units.

Community Design Solutions (CDS) is a funded design center in the School of Architecture & Urban Planning (SARUP) that assists communities, agencies, civic groups, and campuses throughout Wisconsin. Students from SARUP work with Director, Carolyn Esswein, clients and faculty to develop concepts that promote positive change, stimulate funding opportunities, and serve as a catalyst for continued investment.

Working together, the Community Development staff and CDS, developed three alternatives for the site. Once the alternatives were developed, Colliers evaluated the alternatives as well as the market and provided an expected property value for each option once developed.

The staff, CDS and Colliers will provide a presentation to the Council that explains the three alternatives. The staff would like the Council to discuss and develop a consensus on which scenario they would like the staff to pursue. The Council could also decide to request a recommendation from the Plan Commission before making a final decision. Once direction is given, the staff will work with Colliers to solicit buyers that are capable of developing the property in a way desirable to the Council.



Options & Alternatives:

1. Select a development type for the excess City Hall land and move towards the sale and redevelopment of the land.
2. Ask the Plan Commission to review the three development types and provide a recommendation to the Council.
3. Choose not to sell the land or redevelop the parcel.

Financial Remarks:

Sale of the property would spur redevelopment of the site. Redevelopment of the site would add much needed housing units and add to the tax base of the City. The demand for all types of housing is very high. Now would be a prudent time to sell the site.

Executive Recommendation:

Staff is bringing forth three viable development scenarios for the excess property, along with the expected resulting values and tax revenues. Staff recommends that Council choose a scenario or ask the for a Plan Commission recommendation, and begin the process of selling the land so that it can be redeveloped.