

October 17th, 2024

City of Waukesha
201 Delafield Street
Waukesha, WI 53155
Attn: Doug Koehler

Re: City of Waukesha Final Site & Architectural Review
Mandel Group, LLC Concept for Delafield Street Site

Mandel Group entered a purchase agreement with the City of Waukesha to buy a site comprising tax keys WAKC 1305461, WAKC 1305460, WAKC 1306990, and WAKC 1305459, on Delafield Street in downtown Waukesha. Below is an overview of the concept proposed by Mandel Group for this site.

The Project is a 219-unit market-rate apartment development in two buildings on approximately 5.2 acres on Delafield Street in downtown Waukesha, WI. The project received a recommendation for approval from the Plan Commission on 08/28/2024 for the Rezoning / Planned Unit Development. The Final Site Plan and Architecture was tabled at the Plan Commission on 08/28/2024 and will be considered by the full Plan Commission on Wednesday, October 23rd. There were several items that the Plan Commission requested that Mandel review before reconsideration that were in the letter dated 09/18/2024. This letter will serve to further address the overall height of the building.

In reviewing the overall height of the building, the project architect, Striegel-Agacki Studios, further reviewed the code and remeasured the building using the methodology outlined in the code. Typically, this methodology doesn't produce results that are materially different from simply measuring the height from the lowest exposed section of the building to the top. However, in a situation where the grade changes significantly, and specifically in this case where the grade changes significantly from east to west but also north to south, this measurement can produce results that can be significantly different than the simple method.

Using the methodology defined in the code, the building height for the south building is calculated to be 47.83 feet tall, which is roughly eight feet taller than code. The north building height is calculated to be 55.25 feet tall, which is roughly 15 feet taller than code. Therefore, the variance from code is not as large as was originally presented.

Lastly, the height of the building relative to the adjacent single-family homes on Randall Street is substantially below what could be built on the top of the hill in the current zoning, which allows structures up to 40 feet tall. The baseline elevation at the southern end of the south building is 44. The elevation at the property line is 77, rising as you move west on the property. Therefore, the relative height of the south building is 31 feet at the property line of the Blair house.

Thank you for considering this application and we look forward to working with staff and elected officials on this project.

Best,



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