

September 18th, 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 5.04 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 for consideration by the full Plan Commission on Wednesday, September 25th. There were several items that the Plan Commission requested that Mandel review before reconsideration. This letter will serve to address those items.

The first item we investigated was the height of the building. We confirmed that removing an entire floor and roughly 55 units is not financially feasible. Mandel and Striegel-Agacki Studios (architect) then investigated the following options for reducing the height of the buildings:

1. Reduce each floor-to-floor height by 3" each, resulting in a 12" reduction to the overall height.
2. Reduce the first-floor heights of both buildings by 12" to match upper floor-to-floor heights, resulting in an additional 9" net reduction.
3. Reduce parapet height by +/-6"
4. Use +/-16" deep TJI framing instead of open web wood trusses; we'd need to rotate floor framing direction and you'd have to drop soffits in places like the bathrooms, closets, etc. = +/-33" net reduction.

Of those four items, we will be pursuing item number 1 for a net reduction of 12" to the building. Item 2 will have a significant impact on the first-floor interior spaces as there are significant mechanical, electrical, and plumbing runs that need additional space on the first floor. Item 3 reduces the screening of the roof and while there will not be mechanical equipment on the roof, the extra screening will be beneficial to the neighbors. The third item would require significant redesign, extensive drop soffits in each room to hide the mechanical, electrical, and plumbing runs, and result in significant additional cost.

The second item to address is the access to the south building. The plan that was submitted at the end of July shows a full-access entrance/exit on Madison Street and an exit-only on Delafield Street. This was a result of many discussions and meetings with the city staff and engineering department and was determined to be the best solution to providing access to the south building. The Traffic Impact Analysis analyzed this specific scenario and recommended a few minor modifications to the timing of the traffic signal, which would result in the same overall performance of the intersection. With this access scenario, there are projected to be 15 cars exiting/entering on Madison Street during rush hour, which is one car every four minutes. The last item to highlight is addressed in the traffic memo that was submitted in July. A multifamily project of this size produces the fewest overall trips during rush hour compared to the alternative uses for the site.

The last item to address is the tree survey and landscaping. There are a few trees that are called out to be removed that are on the neighbor's property. Mandel will be pursuing a land swap with that single-family homeowner to the west to include that land in our project. If that does not happen, we will not remove the trees that are on the neighbor's property. We also investigated adding trees to the west side of the site to provide screening to the neighbors. Currently, we are not able to add more trees due to the slope of the hill. As discussed in the meeting, we welcome a site visit with the city forester to determine if any additional trees can be saved or if there are additional trees to be removed.

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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