



CITY OF WAUKESHA

Administration

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Committee: Redevelopment Authority	Date: 5/17/2021
Common Council Item Number: ID# 21-2265	Date: 6/15/2021
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: Accept the Redevelopment Authority's recommendation to work with Sherman & Associates to redevelop 200 Delafield St. and approve the letter of intent between Sherman & Associates and the City of Waukesha.	

Details:
 The Common Council asked the Redevelopment Authority to conduct a second search for developers interested in building senior market rate apartments on the City owned land at 200 Delafield St. The Redevelopment Authority asked developers to submit their qualifications and interest in the site. Five responses were received. All responses were from qualified and experienced developers. The Redevelopment Authority first chose to recommend Horizon Development, the same developer originally chosen. The staff had several discussions with Horizon and asked them to commit to a timeline and provide some financial security that they would hold fast to the development timeline. After much discussion Horizon stated that they were not willing to guarantee a development timeline.

The staff reported this back to the Redevelopment Authority and recommended holding interviews with the remaining candidates. At that time two of the other candidates removed themselves from the selection process. The Redevelopment Authority interviewed the remaining two candidates. After a thoughtful discussion and debate the Redevelopment Authority voted to recommend Sherman & Associates to the Common Council.

Sherman & Associates has an excellent track record and has built many other active senior living complexes. Most recently they completed an active senior living complex in Shorewood. They are proposing an active, independent senior housing project for the site. They expect the site can accommodate approximately 100 units. They will also provide on site amenities consistent with their other facilities. They have not designed the project yet. Design will be the next step if the letter of intent is approved by Common Council. As part of that design process they will engage the residents of the neighborhood and take their concerns and ideas into account.

The staff worked with Colliers and Sherman Associates to put together the letter of intent before the Council. It lays out a clear timeline that both parties will work towards and includes earnest money. Sherman is excited about the project and is anxious to start moving forward.



Options & Alternatives:

1. Accept the Redevelopment Authority's recommendation and approve the letter of intent allowing the project to start moving into the design phase.
2. Reject the Redevelopment Authority's recommendation and choose the other candidate.

Financial Remarks:

There is no financial impact at this time.

Executive Recommendation:

Approve the Redevelopment Authority's recommendation and accept the letter of intent.