



**CITY OF WAUKESHA**

201 Delafield Street, Waukesha, WI 53188  
Tel: 262.524.3700 fax: 262.524.3899  
www.waukesha-wi.gov

<b>Committee:</b> Plan Commission	<b>Date:</b> 6/23/2021
<b>Item Number:</b> PC21-0051	<b>Date:</b> 6/23/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Plan Commission Consultation – Conceptual plan review of a proposed apartment project in downtown along Brehm Street between E. St. Paul Ave. and the Fox River.</b>	

**Details:**  
General Capital and Joseph Property Development are considering a multi-family residential project on approximately 2.5 acres of land along the Riverwalk in the downtown. The proposal includes three separate buildings of a 3 & 4 story or 4 & 5 story configuration, providing 192 residential apartment units. Each building will consist of upper story residential with enclosed parking on the lower levels along with the opportunity for at grade residential and commercial space. Apartment sizes will range from 700 to almost 1600 square feet.

It appears from the plans that the courtyard between the east and west buildings will be a gated private space. Seeing that, staff feels a strong pedestrian corridor should be provided along Brehm Street to clearly identify and direct the public using the parking structure toward the Riverwalk and the downtown through a well landscaped and inviting setting. The proposed commercial space in the 66-unit building may be better situated to the opposite side of the building where parking is available at Bank and Brehm Streets, or moved to the south side of the building where outdoor seating along the river would provide a more scenic and peaceful setting. Working some retail presence into the east and west buildings along St. Paul Avenue may also be beneficial to this project.

**Options & Alternatives:**

**Financial Remarks:** No Financial impact.

**Staff Recommendation:**  
This is a consultation with the Commission for the Developer to have dialogue and receive feedback and opinions from the Commission before proceeding with full detailed plan sets for the site. Staff feels this project could be a nice fit in our downtown.

