



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 12/14/2016
Common Council Item Number: PC#16-1709	Date: 12/14/2016
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Mill Reserve Multi-family Development (St. Paul Avenue) – CONCEPTUAL Site Plan & Architectural Review	

Details:
 This project is before the Plan Commission for Conceptual Review and feedback on the design development. The project is located between St. Paul Avenue and the Fox River, just north of Downtown and west of the intersection of Wisconsin and St. Paul. Avenues. The parcel is approximately 1.68 acres. The development includes 122 luxury apartment units with private balconies, and community spaces. The building mass includes two four-story buildings that are joined on the ground level in a single story that contains parking and residential units along the street and river sides of the building. There is also a level of underground parking. The exterior materials are being explored and two variations have been presented: one uses weathered steel as the primary material and the other uses a masonry material. The each building mass will have two elevators; and the building will include community spaces, an exercise room, and green roofs. The unit mix includes: 59 one-bedroom/one bath; 31 one-bedroom/one bath, plus den; 25 two-bedroom/two bath; 7 two-bedroom/two bath plus den. The unit sizes vary from 675-850sf for the one bedroom units to 1,100-1,300sf for the two bedroom units.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)



Staff Recommendation:

Staff and the developer are seeking Plan Commission input on this submission. Preliminary comments from staff include the following: 1) Further explore breaking down the mass or perceived mass of the building. Perhaps exploring variations in materials between the two main masses so that the building doesn't appear so monolithic. 2) Provide more detail on the green roofs and the ability for residents to use those spaces. 3) Provide more detail on the riverfront terrace – how will it be connected to the building etc. 4) Soften the St. Paul façade either with landscape and /or architectural details 5) Provide a generalized landscape plan.