



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Plan Commission	Date: 9/25/2024
Common Council Item Number: PC24-0576	Date: Click here to enter a date.
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: PC24-0576 – Final Site Plan & Architectural Review and PUD Review - Final Site Plan & Architectural Review and PUD Review - 130 Delafield Street – A request from Mandel to approve final site plan and architectural review for a 219 Unit multi-family development in two buildings on 5.247 acres of land along the west side of Delafield Street north of Madison Street.	

Details:

The applicant is requesting final approval of plans for two four story multi-family residential buildings on 5.247 acres of land along Delafield Street on parcels WAKC1306990, WAKC1305461, WAKC1305460 and WAKC1305469. The 219 units across 2 buildings will have a density of 41.74 units per acre on this site. Staff feels this density can be supported in this area, as Horeb Park, Moor Downs Golf Course and the Riverwalk are only a short walk, and provide ample opportunities for outdoor recreation and enjoyment of greenspace to augment the amenities provided on site. Both buildings will provide underground parking, the north building underground parking will have an access drive across from the City Hall driveway onto Delafield Street. The South building underground parking will have access from Madison Street, with an additional exit only driveway on to Delafield Street as well. A surface parking lot servicing both buildings will be located behind the north building with access from the driveway across from City Hall driveway, where several parking spaces are provided between the buildings as well. A new temporary parking area will be provided along Delafield St. in front of the north building to aid in deliveries and moving. The 106 Unit south building will include a landscape plaza space at the corner of Madison Street and Delafield Street. A patio space will be provided for residents behind the building. Where grades allow, lower units will have walkout directly to Delafield Street. Other units will have balconies. The 113 Unit north building will have plaza entrance along Delafield Street providing lower level units with walkouts to the plaza space and balconies on other units. A patio space with amenities for residents will be provided behind the north building as well. Both buildings will use similar architectural treatments such as precast concrete, black cement panel, white synthetic stucco, and a resin core wood tone panel system, but in different ratios to give a unique look to each building. The south building will be set back 7 feet from Delafield Street and 62.5 feet from Madison Street, with a rear yard setback between 32.7 and 70 feet depending on the location. The height will be between 50 and 62 feet depending on the location as Delafield St slopes down to the south and more of the garage wall is exposed. The north building maintains a similar set back along Delafield Street at its closest point at 10 feet (ADA to plaza at 4.3 feet), side yard set back to north at 51.3 feet, and a rear yard setback between 19.3 feet and 165 feet depending on location. Like the south building, the height of the north building varies between 50 and 64 feet depending on the slope down to the south along Delafield Street. The landscape plan uses a generous amount of foundation plantings along the building, and at the southern plaza at the Madison Street Delafield Street intersection. Additional trees and plantings are proposed

along the hillside on the west side of the property to augment the existing tree line between apartments and the properties to the west.

This item was tabled at the August 28, 2024, Plan Commission meeting.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Executive Recommendation:

Staff recommends approval of the Final Site Plan and Architectural Review for the Mandel Delafield Street Apartments with all staff comments to be addressed.