



**CITY OF WAUKESHA**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/28/2021
<b>Item Number:</b> PC21-0068	<b>Date:</b> 7/28/2021
<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, Cardinal Capital Waukesha Multi-Family – Conceptual plan review of a proposed apartment project on approximately 4.8 acres of land located south of the Saylesville Road and River Road intersection.</b>	

**Details:**  
Cardinal Capital is considering a multi-family project on approx. 4.8 acres of land immediately south of the Sylesville Road/River Road intersection. This property is currently zoned B-5 and identified as Commercial on the Lands Use Plan, these designations would need to be changed to residential to accommodate the proposal. The land remains vacant after over 20 years of being identified for commercial uses.

The proposal includes a 3 story, 30,569 sq.ft. building to oriented towards both Saylesville Road and River Road with access off of Rapids Trail. At this time, 72 units are being proposed with a mix of 1, 2, and 3 bedroom units. 85 parking spaces will be inclosed under the building with and additional 38 surface spaces to be provided. The developer is proposing indoor and outdoor amenities for the residents.

**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 form the Commission before proceeding with full detailed plan sets for the site. Staff feels this site could be considered for residential uses as there has been no commercial interest over the last 20 years.

