



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: 6/12/2019
Common Council Item Number: PC19-0043	Date: 6/12/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: The Reserve at Waukesha, Rezoning with PUD - Review a request to rezone the properties at 313 Bank Street, 210 Bank Street, a portion of 151 E. St Paul Avenue, and the property at the southwest corner of NW Barstow Street and E. St. Paul Avenue from B-2, Central Business District to B-2 (PUD), Central Business District Planned Unit Development. This PUD will allow for the construction of a mixed-use development that will include residential, commercial, and park uses.	

Details:
 The applicant is requesting the rezoning of several parcels located between the Fox River and St. Paul Avenue, west of Barstow from B-2, Central Business District to B-2 (PUD), Central Business District Planned Unit Development. The reason for the request to rezone to PUD is to allow for a cohesive General Development Plan that will guide the redevelopment of this high-profile site.

The PUD will encompass four properties. The largest property (Lot 1) will be redeveloped as a missed use project that will include 186-unit multi-family residential units, commercial space, and resident amenities. Lot 2 will be dedicated to the City as a small park with a performance space that is a logical extension of the Riverwalk. Lot 3 will be sold for future development. Lot 4 will also be donated the City for future redevelopment opportunities.

The underlying zoning (B-2) will remain the same but there will be some deviations from the B-2 district and other zoning regulations. The most significant change is the ground level uses. The B-2 allows for first floor residential uses only on the rear 50% of the building. The layout of the mixed-use apartment building has a mix of residential, commercial, parking, and tenant amenities on the first floor and there are units in the front half of the building both on St. Paul Avenue and Brehm Street. The Commercial space is taking advantage of new park and proximity of the river, so it is located on the southeast corner of the property. Staff feels their layout on the first floor makes sense, given the layout and location of the development. Additionally, there will be some deviations from parking setbacks for the visitor parking spaces and a reduction in the vision triangle requirements from 20 feet to 15 feet.

When considering a rezoning/PUD staff looks at the Comprehensive Plan and since this is downtown, the Central City Master Plan. The Central City Master Plan has identified this area as the "North River Bank – East" site and states that this area offers the greatest opportunity to transform Downtown, the surrounding neighborhoods, and the overall image of the City. This proposed PUD is in conformance with the vision for the North River Bank- East Site.



Options & Alternatives: The Plan Commission can add elements to the PUD agreement they feel necessary.

Financial Remarks:

Staff Recommendation:

Staff recommends the Plan Commission rezone the properties contained in the Rezoning Exhibit included with the application (313 Bank Street, 210 Bank Street, a portion of 151 E. St Paul Avenue, and the property at the southwest corner of NW Barstow Street and E. St. Paul Avenue) from B-2, Central Business District to B-2(PUD), Central Business District Planned Unit Development.