



CITY OF WAUKESHA

Administration

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

Committee: Plan Commission	Date: 12/9/2020
Item Number: PC20-0119	Date: 12/9/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Mandel Waukesha Apartments, St. Paul Avenue, north of Mill Reserve Condos, PUD Amendment Final Site Plan & Architectural Review – Proposed 114 unit apartment building south of W. St. Paul Avenue across from Fuller Street.	

Details: Mandel Group is requesting approval of a 114-unit apartment building along W. St. Paul Avenue, just north of the Mill Reserve Townhome condominiums. The project is being done as a Planned Unit Development amendment to the existing Rm-3 PUD that was created for the Mill Reserve development. The PUD will be amended to reflect the change of use to apartments for this area.

The PUD will also allow the building to exceed the 40 foot height maximum in the Rm-3 Multi-Family district. Since the Mill Reserve building didn't exceed this, it was not part of the original PUD. The proposed building has lower level parking and five stories of units and will be 57 feet, 6 inches high. It is in line with other recent developments Downtown. The applicant has provided a cross section that shows the height in relation to the Waukesha Lofts apartment building on the other side of the river, which is 56 feet tall. The PUD will also include setback relief to allow the building to be constructed up to the front lot line along St. Paul Avenue.

The site layout has the building constricted to the right-of-way line of W. St. Paul Avenue to fit in with the downtown location. The parking garage access is at the east end of the building and is recessed into the façade to allow for additional vehicle queuing space. There is an existing bicycle and pedestrian trail on the property that will be relocated closer to the river to accommodate construction. The CSM will adjust the easement for this trail. There is landscaping around the sides and rear of the building and since the building is right up to the lot lone, street trees in the terrace will be added along W. St. Paul Avenue.

The exterior is finished with a mixture of brick, nichiha brick panels, fiber cement, metal panel, and CMU along the stairways. There is a significant amount of architectural detail that adds visual interest and breaks up both the façade and roofline. Along the river side there are four sections that project out towards the river, creating large outdoor patio areas for residents to use. The building will be a common corridor building, however some of the units along St. Paul avenue will have walk-up entrances in addition to access from inside. This helps break up the street frontage and provides additional street-level activity.

There are a variety of units in the building consisting of 52% studio/1-bedroom units, 41% 2-bedroom units, and 7% 3-bedroom units. There are 149 underground parking stalls, which means there is 1.3 stalls per unit. Based on their unit mix, they would typically need 196 spaces. Given the downtown location and availability of municipal lots



and parking structure options nearby, staff is comfortable with providing 1.3 spaces per unit. The applicant has agreed that they would lease additional spaces in the Transit Center garage, located about two blocks away if necessary.

This development is also requesting the creation of a Tax Incremental Finance district. The Common Council approved a Term Sheet outlining the assistance and other development provisions at the December 1, 2020 Common Council meeting. The Plan Commission will review this request early in 2021.

Options & Alternatives: The Plan Commission could recommend or require any modifications to the site, landscaping, or architectural plans they see fit.

Financial Remarks:

Staff Recommendation:

Staff recommends approval of the PUD changes, site and architectural plans, subject to the following conditions:

1. All Engineering Comments
2. All Fire Department Comments
3. All Water Utility Comments
4. Applicant providing details of any rooftop mechanicals and screening if present.
5. The front stairways along S. Paul need some more detailing on the masonry.
6. Where possible, additional foundation plantings should be added, particularly along St. Paul Avenue and the other areas visible from the street/sidewalk.