

# **CARDINAL**

## CAPITAL MANAGEMENT, INC.

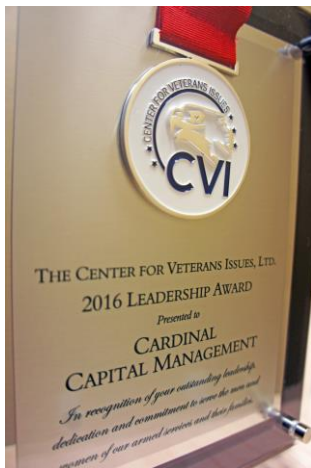
### **Plan Commission Consultation Project Summary:** **Cardinal Capital Waukesha Multifamily**

July 2, 2021

This Plan Commission Consultation Project Summary is submitted by Cardinal Capital Management, Inc. and its project architects AG Architecture, civil engineers Pinnacle Engineering Group, and zoning attorneys Davis & Kuelthau, s.c.

#### A. Introduction to Cardinal Capital.

Cardinal Capital has deep roots in the real estate industry and a national reputation as an industry leader in multifamily housing. Many Cardinal Capital developments fulfill a community need or serve certain populations. For instance, Cardinal Capital provides housing for active adults (ages 55+) and supportive housing for veterans, persons recovering from mental illness, and persons with hearing or vision loss. Cardinal Capital's projects have received numerous local, state, and national awards.



#### B. Development Site.

The development site is located at the at the Southern Quadrant of Saylesville Road and River Road (Parcel No. WAKC 1375125). See Concept Engineering Site Plan. The parcel is

approximately 4.8 acres and is currently zoned B-5 Community Business District with a Land Use Map designation of Commercial under the City of Waukesha Comprehensive Plan.

C. Project Summary.

Cardinal Capital Waukesha Multifamily will be a market-rate residential community. The new apartments will provide a convenient, accessible and modern housing option for new residents of the City and those existing residents looking to relocate within the City. Those who choose to lease apartments from Cardinal Capital are often seeking flexibility and they appreciate not having any maintenance obligations. But, more than anything else, this new residential community will give the residents the ability to stay connected to the vibrant local community in the City of Waukesha.

Cardinal Capital will construct a 3-story building at the Site with a modified L-shaped layout totaling approximately 30,639 square feet. Cardinal Capital and AG worked together to thoughtfully position the building to orient to both Saylesville Road and River Road with ample greenspace along those roads. This positioning will also allow the other surrounding landscaped areas to integrate into the existing natural features to the south that will serve as a buffer.

The residential unit mix and totals are still being refined but Cardinal Capital expects to offer a total of 72 apartments consisting of 31 one-bedroom units, 35 two-bedroom units, and 6 three-bedroom units. Residents will have elevator access to all floors including the enclosed parking area.

Access to the site will be from Rapids Trail and parking for residents will be provided in both enclosed and surface areas. Approximately 85 enclosed stalls will be below grade and accessible by elevator from within the building. Approximately 38 surface stalls will also be available located in parking areas along River Road. Visitor parking will also be allowed in the surface parking areas. Approximately 123 total parking stalls will be provided representing 1.7 stalls/unit.

On-site stormwater management will be provided and that stormwater pond will be located at the site's northeast corner where River Road meets Rapids Trail.

Cardinal Capital Waukesha Multifamily will have quality finishes and a number of indoor and outdoor amenities. One of the currently-planned amenity spaces is an in-ground outdoor pool with surrounding deck.

D. Next Steps.

With the consultation review comments by the Plan Commission, together with our expected collaboration with City staff and dialogue with the District Alderperson and any interested neighbors, Cardinal Capital and its project team looks forward to enhancing and completing the site and building design. The applications and approvals are expected to include a Land Use Map Amendment (to Medium Density Residential), a rezoning petition (to RM-3 and/or PUD Overlay), and the customary Preliminary Site Plan and Architectural Review.

E. Conclusion.

We appreciate the City’s consideration of the Cardinal Capital Waukesha Multifamily project and look forward to the Consultation review process as well as the formal application steps in the coming months.

Respectfully Submitted,

**Cardinal Capital Management, Inc.**

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