

July 30th, 2024

City of Waukesha
201 Delafield Street
Waukesha, WI 53155
Attn: Doug Koehler

Re: City of Waukesha Planned Unit Development
Mandel Group, LLC Concept for Delafield Street Site

Mandel Group entered a purchase agreement with the City of Waukesha to buy a site comprising tax keys WAKC 1305461, WAKC 1305460, WAKC 1306990, and WAKC 1305459, on Delafield Street in downtown Waukesha. Below is an overview of the concept proposed by Mandel Group for this site.

The Project is a 219-unit market-rate apartment development in two buildings on 5.04 acres on Delafield Street in downtown Waukesha, WI. The project is currently planned to be two 4-story buildings of residential apartments over 1 underground parking level. Approvals are scheduled to be completed in late summer or early fall of 2024, with construction potentially beginning as early as the end of 2024, with a projected completion in the spring or summer of 2026.

Mandel Group is requesting a zoning change to RM-3 / Planned Unit Development (PUD) to allow for this specific development. Included with this cover letter is a chart comparing the base zoning for RM-3 and the requested deviations from the underlying zoning.

Thank you for considering this application and we look forward to working with staff and elected officials on this project.

Please see the attached as detailed below:

- Zoning Comparison Chart

Best,



Dan Romnek
Development Manager
414-270-2604
dromnek@mandelgroup.com



MUNICIPAL CODE 22.32 RM-3 MULTI-FAMILY RESIDENTIAL DISTRICT			
	CRITERIA	PERMITTED	PROPOSED
1. PURPOSE			
Area, Site Acres 5.2466	Efficiency One bedroom Two Bedroom Three Bedroom Total Density	21.8 units / acre 17.4 units / acre 14.5 units / acre 12.4 units / acre	41.74 units / acre
2. PRINCIPAL USES			
		Multi-family Dwellings	Multi-family Dwellings
3. ACCESSORY USE			
4. CONDITIONAL USE			
		Not Requested	Not Applicable
5. LOT AREA & WIDTH			
Area, Site SF 228540	Efficiency One bedroom Two Bedroom Three Bedroom Total SF / Unit Width, Corner Lot	2000 sf / unit 2500 sf / unit 3000 sf / unit 3500 sf / unit 80 feet wide	1044 sf / unit 145.23 feet minimum
6. BUILDING HEIGHT & AREA			
	Height	40 feet	South Building, between 50 feet and 62 feet North Building, between 50 feet and 64 feet
Area	Efficiency One bedroom Two Bedroom Three Bedroom Total SF / Unit	300 sf / unit 450 sf / unit 600 sf / unit 1000 sf / unit	546 sf minimum 741 sf minimum 1161 minimum 1393 sf minimum
7. SETBACK & YARDS			
	Street Yard Side Yard Rear Yard	25 feet 10 feet 45 feet	South Building 7 feet (Delafield Street) 62.5 feet (Madison Street) Between 32.7 feet and 70 feet
	Street Yard Side Yard Rear Yard	25 feet 10 feet 45 feet	North Building Between 4.3 feet (ramp) and 21.4 feet 51.3 feet (North side yard) Between 19.3 feet and 165 feet
8. EROSION CONTROL			
			See Civil Submittal
MUNICIPAL CODE 22.32 RM-3 MULTI-FAMILY RESIDENTIAL DISTRICT			
3. MINIMUM AREA REQUIREMENTS			
a. Residential PUD	Minimum Area	1 Acre	5.2466 Acres



PETITION FOR AMENDING

THE CITY OF WAUKESHA'S ZONING ORDINANCE

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from B-3 General Business and I-1 Institutional Zoning Distrcts to Rm-3 PUD Multi-Family Residential with a Planned Unit Development District.

Legal Description: Commencing at the Northwest corner of the Northeast 1/4 of said Section 3; thence South 00°33'25" West along the west line of said Northeast 1/4 Section, 508.45 feet; thence South 89°26'35" East, 7.53 feet to the southerly right-of-way line of Delafield Street and the point of beginning; thence 596.00 feet along said right of way and the arc of a curve whose radius lies 680.28 feet to the southwest and whose chord bears South 18°07'08" East, 577.12 feet; thence South 06°58'47" West along said right-of-way line, 540.51 feet to the north right-of-way line of Madison Street; thence North 56°43'23" West along said north right-of-way line, 161.99 feet to the southeast corner of Lot 2 of Certified Survey Map 11250; thence North 06°58'47" East along the east line of said Lot 2, 164.90 feet; thence North 07° 26'06" West along the east line of said Lot 2, 128.57 feet to the northeast corner of said Lot 2; thence North 00°04'43" East, 97.03 feet; thence North 03°15'10" West, 38.21 feet; thence North 00°17'02" West, 68.81 feet; thence South 65°32'28" West, 51.89 feet; thence North 23° 16'03" West, 179.98 feet; thence South 66°54'43" West, 16.11 feet; thence North 15°50'17" West, 95.00 feet; thence South 68°48'50" West, 149.45 feet to the right-of-way line of Randall Street; thence North 15°51'03" West along said right-of-way line, 20.10 feet; thence North 67°24'38" East, 276.59 feet; thence North 15°50'17" West, 31.00 feet; thence South 71°20'41" West, 65.00 feet; thence North 18°50'29" West, 100.00 feet; thence North 71°18'40" East, 38.96 feet; thence North 88°46'46" East, 113.65 feet; thence North 00°02'20" East, 68.00 feet; thence North 56°25'47" East, 25.10 feet to the right-of-way line of Delafield Street and the point of beginning.

Tax Key WAKC1306990, WAKC1305461, WAKC1305460, and WAKC1305459

Signature of Owner(s) Shawn N. Reilly

Owner's Name (please print) Mayor Shawn Reilly

Address of Owner Waukesha City Hall,

201 Delafield Street

Waukesha, WI 53188

Phone No. of Owner 262-524-3700

E-mail Address of Owner _____

The reason(s) for the Rezoning Petition are:

This City owned land is currently under B-3 General Business and I-1 Institutional zoning districts. With the City pusuing a multi family residential project on this site, the land needs to be rezoned to an Rm-3 PUD district.

