



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/12/2019
Common Council Item Number: PC19-0045	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, Preliminary Site Plan & Architectural Review with PUD - Plans for a multi-story mixed use building that will include 186 residential units, indoor parking and ground level commercial space for the properties located 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.	

Details:
 This application is the third part of the submittal for the Reserve at Waukesha redevelopment project. The Reserve is a mixed use building containing 186 unit multi-family residential apartment units, ground level commercial, apartment amenities and indoor and outdoor parking. The building is 302,488 square feet with 145,294 square feet of residential, 2,102 square feet of commercial space, and 5,875 square feet of resident amenities (office, club room, fitness center). The remaining space is parking garage and storage/utility areas. There are 146 1-bedroom units and 40 2-bedroom units.

The building will encompass most of lot 1 and will be built about 11.5 feet from the St. Paul Avenue Right of Way to maintain the urban design called out for in the Central City Master Plan. There will be additional parking spaces created along St. Paul Avenue and Brehm Street, which is on the east side of the building. These spaces will be public. There will be some private spaces built on the south side of the building where Bank Street becomes a private road. These will be for apartment visitors and customers of the retail space. The entrance to the parking ramp is also off this private road. Portions of this property are located in the floodplain. The applicant will be filling portions of the property to raise it above the flood elevation level and have it removed from the floodplain. This work will need to occur prior to construction.

The building is a mix of architectural materials, roof lines, and color which helps to breakup the large building. The primary finish materials are brick, cement fiber siding, cement fiber panels with reveals, and wood grain siding. There is also some storefront aluminum that is used as an accent material on the east elevation. The eastern portion of the building is five (5) stories high and it steps down to four (4) stories on the western side. There is also an internal courtyard on the western portion that will be a resort style swimming pool. The parking garage extends up an additional story. A majority of the units have exterior balconies. The applicant is exploring adding more balconies but there is an easement along St. Paul Avenue that they will need to get permission to encroach upon.

The parking lot is what the developer refers to as donut parking as the parking garage is in the middle of the building and cannot be seen from the outside as the perimeter of the building contains the residential units. The residents



park on the floor they live on and then can walk out of the garage right to their unit. Staff has a few minor recommendations to improve the architecture prior to final approval:

1. There should be some more definition along some of the rooflines on the western portion of the building.
2. The commercial space should set itself apart from the rest of the building, so we recommend the applicant look at introducing another material or color to differentiate it from the residential units.
3. The garage door on the south elevation should be changed to something more attractive such as frosted glass or wood grain. Its highly visible from the Riverwalk and should reflect the quality materials found on the rest of the building.
4. The first-floor elevations where the resident amenities are located (along St. Paul Avenue) needs some additional work.

The applicant has incorporated landscaping around the perimeter of the building with extra attention given to the northwest corner and along Brehm Street, where there is space for more significant plantings. The proposal includes donating land for a future park to the City, which will provide additional outdoor space for the residents to utilize.

This development is a key element of implementing the vision set forth in the 2012 Central City Master Plan. The Plan envisioned larger scale, high quality mixed-use buildings with contemporary architecture. This building meets that criteria. It also called for a well laid out street pattern to assist with circulation in this area, which this plan accomplishes. In addition, the developer will be donating land for a park as an extension of the Riverwalk and a new neighborhood amenity. Each of the conceptual layouts in the Master Plan for this area had set aside land for a small park with a small riverside performance space, which this accomplishes.

Options & Alternatives: The Plan Commission should make any suggested changes they would like to see when this comes back for Final Approval.

Financial Remarks:

Staff Recommendation:

Staff recommends approval of the preliminary site and architectural approval subject to:

1. Architectural revisions as outlined in this cover sheet.
2. For final approval the architectural plans should provide a closeup drawing of window details to show how they are recessed in relation to the face of the building
3. If there are any rooftop materials, they should be shown on the elevation drawings. Anything extending over the height of the parapet wall will need screening.
4. The layout of the parking on the Waukesha State Bank property, west of this building will need to be reconfigured as outlined in staff comments.
5. A permanent "no build" easement on Waukesha State Bank property will be needed per staff comments.
6. Park Department Comments
7. Engineering Comments.
8. Fire Department Comments
9. Water Utility Comments
10. Planning Comments