



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 11/13/2019
<b>Common Council Item Number:</b> PC19-0100	<b>Date:</b> 11/19/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Frame Park Commons, 1421 and 1430 White Rock Avenue – Final Site Plan & Architectural PUD Review	

**Details:**

The developer is returning from the October 23 meeting where the Plan Commission placed their Preliminary Site and Architectural Plans on hold because staff and the Commission did not feel the architectural plans needed significant improvement. Since that meeting, staff and Bear Development have worked closely on making numerous revisions and improvements to the plans, resulting in a much better design for this important gateway redevelopment.

There was some concern about density brought up by the neighbors and Plan Commission, however the Plan Commission and Common Council approved Rezoning from B-1 Neighborhood Business District to RM-3 PUD Multi-Family Planned Unit Development for this area at the December 12, 2018 and January 15, 2019 meetings, respectively. That PUD had 72 multi-family residential units. While the building designs and sizes have changed (at the request of Plan Commission and staff), the number of units has not.

The developer is proposing the same 72 units but in two buildings instead of four. The west side of the street, on the former Fracaro's bowling alley site, will be a denser 52 unit, 4-story building and the east side of the street will have a 20 unit, 2-story building. This will help to better transition the development into the neighborhood to the east. Staff does not have any significant concerns about the site layout as proposed, though they will need to work out any Engineering related issues about the layout.

Since the last meeting, the improvements to the architectural design of the buildings include:

Building A: 52 Unit on West Side of White Rock Avenue

- Changing the accent color from a rust color to blue.
- Increasing the amount of brick and better incorporation of materials into the design for a more attractive and less symmetrical/repetitive design.
- Adding additional cornice features at the ends of the building.



- Adding panels to some of the window areas.
- Adding decorative accent lighting along the first-floor façade
- Adding a knee wall around the outdoor space near the community room.
- Adding larger, longer planting beds on the street-facing elevations
- Adding and enlarging several windows along the 1<sup>st</sup> floor façade.
- Added a trellis and lighting near the garage entrances.

**Building B: 20 Unit on East Side of White Rock Avenue**

- Changed some materials and colors so that it looks different, yet complimentary to the 52 unit building. All rust color was replaced with brown.
- Reduced the roof pitch in areas and added varying rooflines to break up the long expanse of roof, which also resulted in units having more of a townhome feel.
- Added a low, decorative fence along White Rock and the stormwater area.
- Changed the north and south elevations to improve the appearance of the ends of the building.
- Added landscaping and benches to make the stormwater facility an attractive site feature.
- Added decorative accent lighting along first floor façade.
- Added more landscaping between the building and White Rock Avenue.

The only remaining significant issue is with the site plan is the access to Eales Avenue from the parking lot of Building B. The plans show a driveway onto Eales. The Fire Department has made the determination this access will not be needed for emergency access. This will alleviate any neighborhood concerns about traffic using the parking drive as a cut through to and from Eales Avenue. Staff as requested the applicant remove the driveway onto Eales Avenue and will update the agenda with the revised plans as soon as we receive them.

ince they are trying to have all approvals in place (including building permits) by the end of the year under the terms of their Tax Credit approvals, the applicant is requesting the Plan Commission approve the Final Site and Architectural Plans at the November 13<sup>th</sup> meeting. Staff feels that the applicant has made significant improvements and is comfortable recommending Final approval at this time. Staff is willing to work with the applicant at the staff level to incorporate any additional architectural or site changes the Plan Commission may have prior to the issuance of building permits.

**Options & Alternatives:**

The Plan Commission could just approve the plans as Preliminary if there are significant concerns. If the concerns are minor, the Plan Commission could make them a condition of final approval and authorize staff review of any requested changes.

**Financial Remarks:**

**Staff Recommendation:**

Staff recommends approval of Final Site and Architectural Plans for the Frame Park Commons project, subject to all staff comments, including the removal of the Eales Avenue driveway.