



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Plan Commission	Date: 2/22/2023
Common Council Item Number: PC23-0367	Date: Click here to enter a date.
Submitted By: Doug Koehler	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Consultation - 310 Delafield St - Sherman Ventures - Senior Living Project – A request from Sherman Ventures to gain feedback from the Plan Commission on conceptual plans for a 105-unit senior housing project on 3.38 acres of land along Delafield Street across from City Hall.	

Details:
This is a proposed Senior Housing development consisting of 105 units within a 4 story, 146,000 sq. ft building to be located on 3.38 acres of vacant City owned land across the street from City Hall. Before submitting formal plans for review, the developers would like to take this opportunity to gain feedback from the Plan Commission regarding any comments or concerns which should be considered based on the conceptual plans. In 2021 the developer held a neighborhood meeting with the Alderman and concerned neighbors, where issues such as parking, building height, etc. were discussed. The opinion from the neighborhood was that they would prefer to see peaked roofs over a flat roof, these plans now reflect that. The 105 units will be a mix of 55 1-bedroom, 28 1-bedroom plus den, and 22 2-bedroom units ranging in size from 720 sq. ft. to 1200 sq. ft. in size. Underground parking will provide for 70 spaces, while another 38 spaces will be provided for surface parking. The developer feels, based on similar projects, that this will be adequate to meet the needs of the residents, but have shown how an additional 52 surface lot spaces could be provided on site if needed, but their desire is for greenspace at this time. Amenities include a pool and patios, pickle ball court, pet run area, and a large commons space on the first-floor level of the building. Additional storage areas outside of each unit are provided on each level and in the parking garage. The architecture uses a generous amount of brick along with Hardie Board siding with a peaked roof accented with dormers. Units have balconies, and where grades allow, first floor units have walk out entrances to Delafield Street or to the parking lot or patios. Staff feels a Traffic Impact study should be provided along with the plans for formal submittal.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
This is an opportunity for the Plan Commission to provide feedback on the proposed development, including raising any comments or concerns towards aspects of the project you feel should be addressed before formal submittals of the plans are made.