



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/27/2019
<b>Common Council Item Number:</b> PC19-0013	<b>Date:</b> 2/27/2019
<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> 201 Delafield – Preliminary Site Plan and Architectural Review	

**Details:**

The City of Waukesha is planning to construct a new City Hall on the same parcel that the current City Hall is located. The new building will be located on the southwest corner of the site, so it can be constructed while the existing building is still in use. The new building will be three stories and include the current departments located in City Hall as well as the Department of Public Works. The building will be clad in two primary stone veneers. The first floor of the building will be connected via a skywalk to the existing parking structure on North Street. All employee parking and all fleet vehicles will be housed in the parking structure. There will be approximately 41 visitor parking spaces on site and ten parking spaces for fleet vehicles during business hours. The site grading includes a retaining wall around the south and west sides of the building. The retaining wall is approximately 2.4' from the property line and sidewalk. The design team is working on a solution to mitigate the impact of the retaining wall to the pedestrian. Dedicated ADA access to the site is from the corner of Buena Vista and Delafield. A striped path takes pedestrians across the parking lot to the front building entrance.

The new building will require a PUD zoning to accommodate setbacks on the street yard (Delafield) and one side yard (southeast side of building). The PUD will be taken as a separate business agenda item.

Currently there is access to the adjacent property along North Street. That access is proposed to be maintained with a drive off of Buena Vista.

The long-term plan of the City is to split off the unused northeast portion of the site for future development.

**Staff Recommendation:**

Staff recommends that the design team continue to work on solutions to minimize the impact of the retaining wall along Delafield Street. When the pedestrian access through the parking lot is adjacent to parking stalls, it should be incorporated into the landscape island and curbed so that vehicle do not block the sidewalk. Additional landscape should be added to the corner of Buena Vista and Delafield which is one of the pedestrian access points.

