



**CITY OF WAUKESHA**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/26/2022
<b>Item Number:</b> PC22-0188	<b>Date:</b> 1/26/2022
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Plan Commission Consultation, City View Apartments – Conceptual plan review of a proposed apartment project on approximately 1.2 acres of land at 330 E. North Street including the former City Hall property along Barstow and Buena Vista.</b>	

**Details:**  
 Berg Management is considering a multi-family project on approx. 1.2 acres of land at 330 E North Street and the former City Hall land to the northwest. This property is currently zoned B-3 General Business District and I-1 Institutional District and identified as Institutional Use on the Lands Use Plan, these designations would need to be changed to residential to accommodate the proposed apartment project.

The proposal includes a multi-story building, at 330 E. North St. extending in steps along the Barstow Street hill up to Buena Vista. The proposed 77 units would be a mix of one- and two-bedroom apartments with one studio apartment, and several townhome style units as well. 128 underground parking spaces are proposed with access coming off of North Street and Buena Vista Avenue. The developer is proposing indoor and outdoor amenities for the residents including a roof deck, a community room, and a fitness room. The exterior materials proposed include black brick, cement board, and metal panels. Being located on the Barstow Hill, the units will offer prominent view of the City and its downtown. While several of the units offer balconies, staff feels providing balconies for all of the units would add to the visual interest of the building, provide a space for tenants to fully enjoy the views from their units.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 This is a consultation with the Commission for the Developer to have dialogue and receive feedback and opinions from the Commission before proceeding with full detailed plan sets for the site. Staff feels this site sets up nicely for



this type of residential project and feels providing balconies for all of the units would add to the interest and value of this proposal while maximizing the prominent views afforded at this location.