

**CITY OF WAUKESHA****Administration**

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 8/24/2016
Common Council Item Number: PC16-0066 and PC16-0069	Date: 8/24/2016
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Clearpoint, Main & Barstow – Preliminary Site Plan & Architectural Review AND Conditional Use Permit	

Details:

This development is located adjacent to the Main Street Plaza development, just east of the intersection of Barstow and Main Streets. The Clearpoint apartment submittal is for a 64 unit apartment building having 56 one bedroom, one bath units and 8 two bedroom, two bath units. The total area of the building is approximately 110,000 sq. ft The owner is Sterling Investments of Brookfield, Wisconsin. Interior parking will be located in the lower level and the first floor level, with residences on the 2nd through 5th floors. There are 98 covered parking spaces in the building and 4 surface spaces for a total of 102. Lower level parking will be accessed from Riverfront Street and the first floor parking will be accessed from a ramp onto Barstow Street. Four additional guest parking spaces will be located on the corner of Barstow and Riverfront Streets. The Main Street façade will include a community room and fitness center with windows on Main Street. The Riverfront Street façade will be primarily parking with a small lobby entrance.

Residential uses are Conditional in the B-2 zoning district provided that they are not located in the front 50% of the ground level and provided minimum unit sizes are met. This development meets both of those criteria for a Conditional Use.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit and PRELIMINARY Site Plan and Architectural Review for Clearpoint Apartments with the following comments: Additional development of the architecture and landscape



details to create a more pedestrian friendly environment specifically along Main Street and Riverfront Street; explore adding some asymmetrical components to building mass; place greater emphasis on the Riverfront Street entrance; further integrate the upper and lower portions of the building; add landscape detail – including trees – between the adjacent buildings and surrounding the surface parking; provide a more detailed landscape plan; in addition to landscape, provide a decorative metal fence or short masonry wall surrounding the surface parking. Explore additional parking entrance options for the first floor level of parking, per Engineering Dept. comments. In addition, comply with all Engineering Department, Water Utility and Fire Department comments.