

**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: 9/14/2016
Common Council Item Number: PC16-0066 and PC16-0069	Date: Click here to enter a date.
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 – FINAL Site Plan & Architectural Review	

Details:

On 8/24/16, the Site Plan and Architectural Review for this development was held by the Plan Commission meeting in order work out additional architectural and site details. As a result of the feedback from the Commission, the developer has added pedestrian level detail on both the Main Street and Riverfront Street elevations, created an open space rather than surface parking lot on the corner of Riverfront and Barstow Streets, recessed the top floor corner units to increase outdoor space, and added additional landscape and building details.

This project 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. Lower level parking will be accessed from Riverfront Street and the first floor parking will be accessed from a ramp onto Barstow Street. 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.

Due to the desired construction and financing schedule, the applicant is requesting FINAL SPAR approval at this meeting.

Options & Alternatives:

The commission could only approve Preliminary SPAR if they believe additional details need to be resolved and brought back before the Commission.

Financial Remarks:

[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval of the FINAL Site Plan and Architectural Review for Clearpoint Apartments with the following comments: Supply a detailed and color landscape plan that includes the Barstow/Riverfront Street corner. Identify where transformer will be located and how it will be screened. Due to the slope of the ramp, heat the pavement to aid in snow/ice removal. In addition, comply with all Engineering Department, Water Utility and Fire Department comments.