



November 28, 2018

City of Waukesha  
Clerk – Treasurer Office  
Attn: Gina Kozlik, Clerk Treasurer  
201 Delafield Street, Room 104  
Waukesha, WI 53188

RE: White Rock Apartments - Petition for Zoning Amendment  
RM-3 PUD, Multi-Family Planned Unit Development

Dear Clerk Treasurer Kozlik:

Bear Development, LLC (“Bear”) is pleased to present to the Plan Commission and Common Council of the City of Waukesha the following Rezoning, Comprehensive Plan Amendment and Planned Unit Development request for the proposed White Rock Apartments. Located on the southeast and southwest corners of White Rock Avenue and E Moreland Boulevard, White Rock Apartments will consist of 72 units of family housing. The project will utilize 4% non-competitive low-income housing tax credits (“LIHTC”), Wisconsin state low-income housing tax credits, tax incremental financing, HOME Consortium funds, and Waukesha County CDBG funds. The apartments will target residents with incomes at 30%, 50%, 70% and 80% of the County Median Income (“CMI”) with rents ranging from \$360 to \$1,400. The goal is to create an urban infill development that not only provides attractive affordable housing to a range of residents, but also brings vitality to the neighborhood surrounding Frame Park.

Located near Downtown Waukesha and adjacent to the Fox River, the location for White Rock Apartments is ideal in terms of its accessibility to nearby facilities, services, shopping, dining, parks and recreation. Directly west of the site runs Frame Park and the Fox River Trail along the river. Within a half mile of the site is the Schuetze Rec Center, Woodman’s grocery store, and Banting Elementary public school. Main Street in Downtown Waukesha, with its eclectic mix of shops and restaurants, is only one mile from White Rock Apartments. Other facilities close in proximity include the County Aging and Disability Resource Center, Waukesha Public Library and Waukesha County Technical College.

White Rock Apartments consists of two sites totaling 2.53 acres. The West Site, approximately 1.4 acres, includes Tax Key Numbers WAKC1003048, WAKC1003049, WAKC1003050 and park land owned by the City of Waukesha. The park land is included on the conceptual plan, however, is subject to review and approval by the City of Waukesha’s Park Board. The East Site, approximately 1.13 acres, includes Tax Key Numbers WAKC1003046, WAKC1003047, WAKC1003950. Legal Descriptions for the respective parcels are included in the enclosed zoning petitions. Current zoning for the development, with exception of the City owned land (P-1 Park District), is B-1 Neighborhood Business District with the land use being Commercial. Proposed Rezoning and Comprehensive Plan Amendment for the development is RM-3 PUD, Multi-Family Planned Unit Development.

The development will be made up of four two-story buildings. One is a 12-unit townhome building and three are stacked flat apartment buildings. The West Site will consist of two apartment buildings totaling 39 units. The East Site will consist of two apartment buildings totaling 33 units. Overall, the development will consist of 33 one bedroom, 27 two bedroom and 12 three bedroom units. The Zoning Ordinance under Section 22.32(1) permits a density of 12.4 dwellings units per net acre for the West Site and 14.5 dwelling units per net acre for the East Site. Proposed density within the PUD district would be 30 dwelling units per acre.

Regarding site access, the West Site will have its entrance along Elm Street. The East Site will have access points along Eales Avenue and Niagara Street. For parking, the West Site has 75 total stalls (69 surface and 6 garage). The parking ratio is 1.92, which exceeds the 1.79 parking ratio minimum as calculated using the metric from Section 22.53(8)(a)(2). The East Site has 65 total stalls (60 surface and 5 garage). The parking ratio is 1.97, which exceeds the 1.76 parking ratio minimum as calculated using the metric from Section 22.53(8)(a)(2). The West Site has approximately 0.36 acres of open space while the East Site has 0.34 acres of open space. Building Setbacks as outlined in Section 22.32 (7) in the Zoning Ordinance would be modified in the PUD to reflect minimum street yard, side yard and rear yard setbacks of 5'. Parking Area Setback for the PUD would be modified from Section 22.53(3)(e)(2) to reflect a 5' setback from street ROW and other lot lines including single family lots.

White Rock Apartments will create an attractive residential environment, as reflected by the proposed building materials and amenities. Exterior materials will consist of brick, vertical corrugated metal, clapboard siding along with a mixture of asphalt shingles and standing seam metal roof. It will also be certified through the Wisconsin Green Built Home program. Proposed building height will be 33'-10" at the highest point, which conforms with Section 22.32(6)(a). In-Unit amenities will include stainless steel appliances, open flexible floorplans, expansive windows and high-quality fixtures and finishes. As an added amenity, tuck-under garage parking stalls will be included for some units, along with surface parking. White Rock Apartments will have common amenities including a community room, laundry facilities and on-site management and maintenance. The total minimum floor area for each multifamily building will exceed the 1 bedroom, 2 bedroom and 3 bedroom calculations as outlined in Section 22.32(6)(d). Projected development costs for White Rock Apartments is approximately \$14 million.

The development timeline consists of submitting the 4% federal and state tax credits application by January 18, 2019. WHEDA announces tax credit awards on March 15, 2019. AHP application to FHLBC will be submitted by June 14, 2019. FHLBC AHP award is received in December 2019. Construction to commence in March 2020. Construction completion for White Rock Apartments is projected for May 2021.

Bear will be the lead developer and has vast experience in developments utilizing LIHTC. Over the past five years, Bear has been involved in the development of over 1,450 units of affordable housing with development costs exceeding \$280 million. ACC Management Group, Inc. ("ACC") will oversee property management for White Rock Apartments. ACC operates 60 properties with over 3,500 units in WI/IL including extensive experience with LIHTC, HOME, FHLB, AHP and HUD.

Enclosed please find signed/notarized zoning petitions from the respective owners, ½ mile radius map, aerial depicting the East and West sites, conceptual plan, colored building elevations and floor plans.

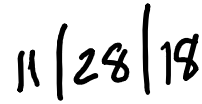
Should you have any questions regarding this request, please do not hesitate to contact me at any time. We look forward to partnering with the City of Waukesha on this impactful and vibrant housing development.



---

Applicant's Signature

Craig Bartsch  
Project Manager  
Bear Development, LLC  
4011 80<sup>th</sup> Street  
Kenosha, WI 53142  
Direct: 262.842.0460  
Email: [craig@beardevelopment.com](mailto:craig@beardevelopment.com)



---

Date