

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

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Committee: Park Recreation and Forestry	Date: 11/15/2021
Common Council Item Number: ID# 21-3159	Date: 11/16/2021
Submitted By: Jennifer Andrews, Community Development Director	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Bridget Souffrant, Finance Director Click here to enter	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Recommend approval of a swap of land between the City and General Capital along the Riverwalk between Madison St. and Barstow St.	

Details:

General Capital and Joseph Property Development are proposing a three (3) building mixed use development, that includes commercial space along Barstow and 192 apartments. The Project would occur on the properties in the vicinity of St. Paul Avenue and Brehm Street and Barstow Street and Bank Street, on the north side of the Fox River in Downtown Waukesha. The proposal has Plan Commission approval and will be before the Common Council in November.

As part of this development the developer is proposing to donate a .2628 acre parcel along the river for park purposes. The developer is also creating a private extension of Bank St. which will serve as public access to the park and access to their buildings. Along this private drive the developer would like to maximize the surface parking that would serve both the park and the development. Just west of the proposed park there are 3 city owned areas, totaling .026 acres (1,132.56 square feet), that would preclude the construction of 8 additional parking stalls. The developer is requesting that the City provide the .026 acres to the developer and in exchange they will construct and maintain the additional 8 stalls and they will allow the public to use those stalls on a limited basis. The .026 acres is shown on the exhibit with a red cross hatch.

As part of this development the City is reconstructing Brehm and Bank streets to add 56 new on-street parking stalls and streetscape to match downtown. This new street parking will be available to park users and the public. The City and the developer will also enter into an easement agreement for the private extension of Bank St. to allow public use of the drive and public use of the parking stalls from 7am-7pm. In addition, the easement will include language that allows Parks to work with the developer to close the spaces in the private parking lot for special events etc. The easement will include language that the use of the parking, on the developer owner land, will be reviewed after 1 year of use to determine if changes are necessary to better accommodate both parties.

The request before the Park, Recreation & Forestry Board is to make a recommendation to the Council regarding the transfer of the .026 acres of City owned land to the developer to facilitate the creation of the additional 8 parking stalls.



Options & Alternatives:

1. Recommend approval of the land transfer, to the Council and gain public use of 8 additional stalls along the proposed park and Riverwalk.
2. Recommend against the transfer of the land and forgo construction and use of the additional 8 parking stalls.

Financial Remarks:

There is no financial impact related to this land transfer.

Executive Recommendation:

Recommend approval of the land transfer to the Common Council.