



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 07/22,2026
ID Number: PC26-0078	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Board/Council Meeting Date: PC: 07/22/2026
Agenda Item Title: Consultation - 918 Niagara St., Niagara Street Apartments Cherry Faith Residential Development - A request to discuss potential plans for a proposed multi-family residential development on vacant land along the north side of Niagara Street west of Cleveland Avenue located in the M-2 Manufacturing District. This item is an opportunity for discussion between the developer and the Plan Commission; no formal action will be taken on the plans.	

Issue Before the Council: Developer has requested an opportunity to discuss with the Plan Commission his plans for a multi-family residential development on the north side of Niagara Street west of the Cleveland Avenue intersection, on approx. 33,000 sq. ft of vacant land currently zoned M-2 General Manufacturing District. The proposal consists of 24 residential units spread across 5 buildings.
Options & Alternatives: • Opportunity for introduction of potential project and discussion with the Plan Commission about the conceptual layout and design. No formal action is to be taken.
Additional Details: The site is currently zoned M-2 Manufacturing and would require a rezoning to residential if the project should proceed. The developer has come forward with plans for residential use on this property. The proposal is for a 24 units distributed amongst 5 building in a mix of one and two bedroom units. The the buildngs encircle an interior parking lot, with six of the units having an attached garage space. As proposed it appears buildings D and E will not meet the rear yard setback, and buildings A, B and C do not meet the streetyard setback. The buildings may need to be repositioned or redesigned, a Planned Unit Development overlay district may also be required for this project as proposed.



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What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Opportunity for new development on a long time vacant parcel.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: no formal action at this time, provide feedback to the developer on the proposed plan.

Recommended Motion: No action.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature