



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: 2/25/2026
ID Number: 26-03015	Ordinance/Resolution Number (if applicable):
Name of Submitter: Jeff Fortin, Economic Development Project Manager	Target Next Board/Council Meeting Date: N/A
Agenda Item Title: Review and possible action on a request from Mandel Group to extend the Plan Commission approval deadline for pulling building permits and commencing construction for the approved 219-unit multi-family development at 130 Delafield Street (Tax Key No. 1305459)	

Issue Before the Board/Council: Extend the two (2) year deadline from final approval to pull building permits and commence construction of a 219-unit multi-family development that was approved by the Plan Commission on October 23, 2024 and Common Council on November 19, 2024. Due to unforeseen circumstances beyond the developer's control, they would like to extend their deadline by two years.
Options & Alternatives: <ul style="list-style-type: none">• The Plan Commission could deny the request, which could result in the project not moving forward in a timely manner when the issues outside of the developer's control are resolved.• The Plan Commission could also recommend approval of an extension of a different length than proposed by the developer.

Additional Details:

The City of Waukesha currently owns the property at 130 Delafield Street. In January 2024, the City signed a purchase agreement with Mandel Group to sell the land for \$2,587,000. Mandel plans to redevelop the site with two multifamily buildings containing 219 market-rate residential units. The site and architectural plans were approved by the Plan Commission on October 23, 2024, and by the Common Council on November 19, 2024. The site and architectural plans were approved by the Plan Commission on October 23, 2024, and by the Common Council on November 19, 2024.

Since the initial purchase agreement was signed, the City and Mandel have approved a series of amendments to the agreement extending deadlines due to circumstances outside the developer’s control. First, neighboring property owners Bob and Lisa Salb filed a lawsuit challenging the City’s approval of the project, claiming it obstructs their personal view of downtown. The City prevailed in Circuit Court, but the Salbs have appealed that decision to the Court of Appeals, and a decision has not yet been issued. In addition, the City is working with the State Historical Society on a historic conservation easement for the site, which also has not been approved. Because of these unresolved issues, the most recent purchase agreement amendment (approved by the Common Council on July 1, 2025) extends the closing date to no later than one year after both the lawsuit and the conservation agreement are fully resolved.

While the purchase agreement extension is in place, the project’s Final Site Plan and Architectural approvals are scheduled to expire on November 19, 2026. Mandel is requesting a two-year extension to those approvals due to the aforementioned delays. The Plan Commission may grant such an extension if the developer demonstrates a good faith effort to continue moving the project forward. Given that the delays stem entirely from factors outside Mandel’s control, staff recommends approving the requested two-year extension, which would allow the developer until November 19, 2028, to obtain building permits. Given that the delays stem entirely from factors outside Mandel’s control, staff recommends approving the -year extension, which would allow the developer until November 19, 2028, to obtain building permits.

What is the Strategic Plan Priority this item relates to:

People centered development

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

This plan provides much needed housing units within walking distance to the downtown for shopping, dining and entertainment. It is also in close proximity to Frame Park, the Riverwalk, and Horeb park. This redevelopment project will not require any additional costs to the City for infrastructure installation or maintenance. The project may be a catalyst for additional redevelopment in and near the downtown.



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

Financial Remarks:

Approving the two-year extension keeps the project moving forward. Redevelopment of this parcel will have a positive fiscal impact as it will add significant taxable value to a property that is currently tax exempt.

Suggested Motion:

I move to grant a two-year extension for the developer to obtain building permits for the approved development plans for the property at 130 Delafield, extending the deadline to November 19, 2028.

Reviewed By:

Finance Director Joseph P. Ciurro	Date Reviewed
City Attorney Brian Running	Date Reviewed
City Administrator Anthony W. Brown	Date Reviewed