



City of Waukesha
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| Committee: Plan Commission | Date: 7/27/2022 |
| Common Council Item Number: PC22-0270 | Date: Click here to enter a date. |
| Submitted By: Doug Koehler | City Administrator Approval: Click here to enter text. |
| Finance Department Review: Click here to enter text. | City Attorney's Office Review: Click here to enter text. |
| Subject: Final Site Plan & Architectural Review – 1005 Spring City Drive – Advocate Aurora Health – Proposed site revisions to the property at 1005 Spring City Drive to accommodate a future medical clinic in the existing building. | |

Details:
Aurora Healthcare is looking to create an outpatient clinic in the building at 1005 Spring City Drive (formerly Master Z's). This project is proposing site changes to include additional parking, landscaping, and site lighting. A new driveway access to Spring City Drive is also being proposed with this project. Engineering/Public works has reviewed this proposal and has determined that the proposed driveway opening onto Spring City Drive is too close to intersection with Sentry Drive and should be removed from the plan. Sidewalk will be extended along Spring City Drive with this project, and internal sidewalks will provide pedestrian access to the sidewalks along Sentry Drive and Spring City Drive. New perimeter landscaping around the parking lot, new landscaped islands and new foundation plantings around the building will be an upgrade to the site, a bond will be required for the landscaping. New LED site lighting is being proposed, light poles must not exceed 20 feet in length.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
Staff recommends approval of the final site plans for the proposed revisions to the site at 1005 Spring City Drive with the condition that the proposed easterly driveway opening be removed.