



January 19, 2022

City of Waukesha – Community Development Department
201 Delafield Street, Suite 200
Waukesha, WI 53188

ProHealth Care (PHC) respectfully requests the re-zoning of land parcels along Fairview Avenue, south of Madison Street and north of Lawndale Avenue. Parcels are currently RM-1 (Residential) and are requested to be re-zoned to I-1 (Institutional).

This request for re-zoning is to support the development of a new drive from Madison Street to Lawndale Avenue that aligns with the entry to Waukesha Memorial Hospital campus' main parking lot. The drive is intended to improve visitor/patient wayfinding to the hospital, funnel hospital traffic to a collective point of entry, and reduce congestion and parking on the surrounding neighborhood streets. To the east of this new drive will be a green space with amenities including a rain garden, walking path, and park benches. The current valet parking lot at the south end of the parcel (just north of Lawndale Avenue) will be expanded to the west to provide additional capacity.

The tentative project schedule is:

- Design: early 2022
- City of Waukesha approval: January – March, 2022
- Bidding and awarding: March – April, 2022
- Mobilization and Construction: May through December, 2022
- Project closeout: December, 2022

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