



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/28/2022
<b>Common Council Item Number:</b> PC22-0302	<b>Date:</b> 9/28/2022
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Final Site Plan and Architectural Review – 1005 Spring City Dr. – A request from Advocate Aurora Health to approve façade changes to the building at 1005 Spring City Dr.</b>	

**Details:** 1005 Spring City Dr. is the former Master Z's furniture store. Advocate Aurora has purchased the building and property and would like to convert it into a health clinic. The proposed site plan changes, particularly alterations to the parking lot, were approved in July. This application is limited to architectural review of the changes to the building itself.

The existing building has a primarily concrete block exterior. The main entrance is in the southeast corner, facing Sunset Drive. There is a loading dock in the northwest corner of the building. The approved site plan includes expanding the parking lot and re-orienting the entrance to the northeast side, closer to the majority of the parking. To highlight the entrance the applicants plan to add a large tan stone feature to the corner, as well as a metal awning over the entrance itself. The rest of the exterior will be painted dark brown and otherwise left largely unchanged. The applicants will replace the loading dock with a screened utility area and will also add a new masonry dumpster enclosure.

Initial conceptual plans showed additional windows along the east side of the building, which helped break up what will be a fairly long, blank wall. Those windows have been removed for cost saving purposes. Staff is recommending that windows or some other architectural detail be added to the east elevation specifically, since it faces Sentry Drive and will be highly visible.

**Options & Alternatives:**

[Click here to enter text.](#)

**Financial Remarks:**

No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of Minor Site Plan and Architectural Review for Advocate Aurora Health at 1005 Spring City Drive with the following conditions:

- Additional architectural detail will be added to the east elevation, facing Sentry Dr., ideally additional windows.
- All Engineering Department, Fire Department, and Water Utility comments will be addressed.