



City of Waukesha
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Committee: Plan Commission	Date: 12/18/2024
Common Council Item Number: PC24-0635	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: PC24-0556 Consultation – Summit Avenue Senior Housing – A request from Tukka Properties to introduce a proposed 115-unit Senior Housing Project, to be located on Summit Avenue just east of the Christ the Life Lutheran Church, and have a discussion with the Plan Commission regarding the conceptual plan for the site.	

Details:
 This is a consultation with the Plan Commission to discuss a proposed new senior housing development proposed by Tukka Properties. They have made some adjustments to the plans after hearing comments from the earlier consultation and now propose a 1 to 4 story 118 unit building on land along the south side of Summit Avenue on property currently owned by Christ the Life Lutheran Church to be located east of the church building and west of the Maple Way Subdivision. The proposed 1 to 4 story building will have underground parking along with a surface lot on site. Vehicle access to the site will be from Summit Avenue with a secondary driveway off the west end of Banning way. The building architecture will be a traditional residential style with gable and hipped roof lines. A one-story wing at the north end adjacent to Summit Avenue will accommodate memory care, while the middle wing of the building extending east/west will be 4 stories and accommodate assisted living and independent apartments, the southern wing will be one story running north/south and be assisted + care. Units on the 4 story wing will have balconies, and lower-level units will have patios.

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

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

Staff Recommendation:
 This is an opportunity for the Plan Commission to provide feedback on the proposed development, including raising any comments or concerns towards aspects of the revised project you feel should be addressed before formal submittals of the plans are made.