



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/14/2017
Common Council Item Number: PC17-0030	Date: 6/14/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Prohealth Care Heart & Vascular Center (Waukesha Memorial Hospital) – FINAL Site Plan & Architectural Review	

Details:
 ProHealth Care is proposing a new free standing cling building on the portion of the Hospital Campus fronting Washington Avenue on the west side of the campus, north of the existing parking structure and south of the daycare building. The new clinic will provide heart and vascular outpatient services. The building is approximately 37,000 square feet. The building has been designed to accommodate a second floor in the future.

A new surface parking lot with 53 stalls will be provided at the east side of the new building and a ramp is provided for access to the parking structure. The existing surface parking will be repaved and restriped. Patients and employees will have direct access from the parking structure to the new building via an enclosed connector. This connector will also tie into the existing access tunnel to the hospital to provide access between the buildings.

There will be a cantilevered canopy to provide drop off at the front of the building. There will also be a small patio space on the west site of the building, along Washington Ave., to provide staff access to outside space during breaks.

The building materials will primarily include brick to match the color of the existing building, a slate colored fiber cement board system. The windows will have colored glass accents, and the entrance area will be primarily glazed with an aluminum panel system above the entry canopy.

The hospital and City have been working on solutions to regional stormwater solutions. An agreement has been reached and a Memorandum of Understanding (MOU) between the two parties is being drafted. Prior to building permits being issued, that MOU should be executed.

This project is being submitted for FINAL Site Plan and Architectural review due to the lengthy discussions regarding the stormwater agreement which caused the approval of this project to be delayed.



Options & Alternatives:

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Financial Remarks:

Click here to enter text.

Staff Recommendation:

Staff recommends approval of the FINAL SPAR, with all staff comments addressed. Staff also recommend that a fully executed MOU should be in place before building permits are issued.