



City of Waukesha
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Committee: Plan Commission	Date: 4/27/2022
Common Council Item Number: PC22-0233	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 - ProHealth Care, Waukesha Memorial Proposed Boulevard - Request for final approval of the new entry boulevard project between Madison Street and Lawnsdale providing a new formal entrance from Madison Street to the hospital.	

Details:
As part of the new Waukesha Memorial Hospital entrance drive project from Madison St. to Lawndale Ave., ProHealth acquired 22 residential lots, and petitioned to vacate the Fairview Avenue ROW. ProHealth would like to incorporate this land into the Hospital campus and provide a proposed private drive north south through this land, from the intersection of Madison and LaSalle streets south to the Hospital's west entrance. The eastern portion of the site will be a park like setting with landscaping and walking paths. The private boulevard will have sidewalk running along the length to provide pedestrian access between Madison Street and the Hospital. An expansion of the parking lot north of Lawndale will provide an expanded valet parking lot. The entire site will be landscaped in a park like setting, with many existing trees to remain, and buffer planting added around the perimeter to existing plantings are lacking. Staff would like to see perimeter plantings around all sides of the expanded parking lot. The landscaping plan should also include the landscaping required to accommodate the work area of the relocated driveway opening of the main parking lot south of Lawndale Avenue.

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 new entry boulevard at Waukesha Memorial Hospital with all Engineering Dept. comments and concerns to be addressed. Additional landscaping is needed around the perimeter of the expanded parking lot, the Landscape Plan should also include the area of the work area of the relocated driveway opening on the south side of Lawndale Avenue.