



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 7/26/2017
Common Council Item Number: PC17-0069	Date: 7/26/2017
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: Linden Grove, 425 N. University Drive – PUD Amendment	

Details:
 The applicant is seeking final approval for an addition to the Linden Grove senior living facility. Since there is a Planned Unit Development agreement for the site, and since the development exceeds the original conditions of the PUD, it has been submitted as a PUD amendment and needs Common Council approval. The plan received preliminary Site Plan and Architectural approval from the Plan Commission on June 14th and final approval on July 26th.

The proposed addition is a new twenty-four-unit Community Based Residential Facility which will be built immediately to the north of the existing CBRF. The addition also includes a walkway connecting the existing CBRF, the new CBRF, and the main building. The walkway will contain a lobby, a community room, and a new receiving dock. In order to accommodate the new building the applicant plans to move and expand the parking lot, and to make extensive landscaping improvements.

The Plan Commission granted preliminary approval with the conditions that the material for the two new trash enclosures would be changed from cedar to masonry, that the engineering department comments, particularly comments regarding a storm sewer easement, would be addressed, and that the applicant would continue to work with staff to make architectural improvements. The final submission includes masonry dumpster enclosures and the storm sewer easement as requested. Additional engineering department comments regarding storm water management and other issues have also been addressed.

Staff's main request regarding architectural improvements was a further addition of river rock masonry siding along the base of the building wall, ideally to wrap around the entire building. The masonry siding in the final submission does not wrap all the way around the building due to budget issues but it has been expanded, particularly in areas that will be highly visible.

At staff's request the applicant also added additional shrubbery in the final landscape plan to screen the proposed storm water pond at the east end of the property from the soccer fields adjacent to it.



Options & Alternatives:

Click here to enter text.

Financial Remarks:

Click here to enter text.

Staff Recommendation:

Staff recommends approval of the PUD Amendment for Linden Grove.