

CITY COMMENTS AND RECOMMENDATIONS

- 3-STORY ASSISTED LIVING UNITS IS TOO TALL ADJACENT TO EAST NEIGHBORHOOD.
- FIRE DEPARTMENT ACCESS TO BANNING WAY CONSIDERED A POSSIBLE THROUGHFARE FOR STAFF INTO NEIGHBORHOOD.
- CITY SUGGESTED ROTATING THE 3-STORY ASSISTED LIVING BUILDING TO BE PARALLEL TO SUMMIT AVENUE.
- TRAFFIC CONCERNS ON SUMMIT AVENUE.
- SITE CLEARING AND REPLACEMENT WITH MINIMAL TREES.

WAUKESHA SENIOR LIVING SUMMIT AVENUE HIGHLIGHTS

- A+ LOCATION FOR SENIORS IN NW WAUKESHA.
- VERY FAVORABLE SUPPLY AND DEMAND METRICS.
- POPULATION GROWTH 80+ THROUGH 2030 IS VERY STRONG.
- SENIOR LIVING INVENTORY GROWTH HAS PLUMMETED SINCE 2020. NEW PRODUCT WILL BE IN HIGH DEMAND BY 2027.
- MARKET STUDY HIGHLIGHTS:
 - PRIMARY MARKET AREAS INCLUDE ZIP CODES 53186, 53188, 53189.
 - NUMBER OF SENIORS 80 - 84 YEARS OLD IN 2024 IS 1,990. BY 2029 THIS POPULATION IS EXPECTED TO GROW TO 2,846 (NET GAIN OF 856).
 - NUMBER OF SENIORS 85+ YEARS OLD IN 2024 IS 1,890. BY 2029 THIS POPULATION IS EXPECTED TO GROW TO 2,308 (NET GAIN OF 418).
 - DEMAND FOR SENIOR LIVING - CURRENTLY 4 PROPERTIES IN OUR PMA HAVE 100% OCCUPANCY RATE. 2 OTHER PROPERTIES IN THE PMA HAVE OCCUPANCY AT 92% and 98%.
 - 6 MEMORY CARE FACILITIES ARE AT A COMBINED 96% OCCUPANCY.
 - OCCUPANCY FOR THE NEW WATERS OF PEWAUKEE WAS NOT AVAILABLE, BUT SAID TO BE DOING VERY WELL.
 - THE TOTAL DEMAND FOR IL / AL / AL+ / MC IN OUR PMA IS 1,425 UNITS IN 2024. THE UNMET DEMAND IN OUR PMA IS 653 UNITS.
 - THE UNMET DEMAND FOR IL / AL / AL+ / MC IN OUR PMA IS 1,798 UNITS BY 2029. THE UNMET DEMAND IN OUR PMA IS 1,026 UNITS.