



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/14/2017
Common Council Item Number: PC#17-0051	Date: Click here to enter a date.
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 CBRF Addition – PUD Amendment with Preliminary Site Plan & Architectural Review	

Details:
 The applicant is seeking preliminary Site Plan and Architectural approval for an addition to the Linden Grove senior living facility. The applicant initially submitted the plans for Final Site Plan and Architectural Review, but the Linden Grove property is part of a Planned Unit Development, and the scope of the project is large enough that the plans will need to be adopted as a PUD amendment. PUD amendments require preliminary and final approval from both the Plan Commission and the City Council.

The proposed addition is a new, one story Community Based Residential Facility immediately to the north of the existing CBRF, in a space that is currently occupied by a parking lot. The new building will have an area of approximately 15,000 square feet. It will include twenty-four patient bedrooms, arranged around the outside walls, as well as a dining area and service rooms in the center. The addition will also include a walkway between the existing CBRF, the new CBRF, and the main building. A lobby area and a community room will be located along the walkway. A new receiving dock for the main facility will also be built in the walkway area, since the existing dock will be removed. The walkway section and lobby area will have a total area of approximately 7,000 square feet.

Since the new facility will be located in the current parking area, the plans include additional parking both in front of the building and behind it. The new parking will increase the number of available spaces from 158 to 192. This significantly exceeds the required minimum of 161 spaces based on the City parking ordinance. Rear parking will be accessible from a new driveway that will connect to Michigan Street through the small existing parking lot at the south end of the property. The existing garage building will not be moved or changed. The applicant has agreed to include curbing along all new parking areas, aside from entrance areas where the parking area will be flush with the sidewalk.

Some existing trees and other landscaping will be removed to make way for the new building and the new parking lot, but the plan includes additional trees along University Drive and in planting areas in the parking lot, as well as extensive landscaping around the outside of the new building. The plan calls for adding some new landscaping to the garden area on the north side of the existing CBRF, which will be between the two buildings. The fence that



currently surrounds the garden area will be moved to the west end of the courtyard. The current masonry dumpster enclosure will be removed, and replaced with cedar enclosures in the loading dock area and along the driveway at the southeast corner of the new building.

The new facility is designed to have a similar appearance to the existing CBRF. The exterior walls will be primarily grey, tan, and red Hardie Plank siding, with River Rock masonry along the base. In response to staff requests the applicant submitted revised plans that shift the location of some of the masonry sections to more prominent areas to add consistency, and that add improved detail to the gable sections and some of the windows. The new facility will be highly visible both from University Drive and from the soccer fields to the east of the property, so staff feels that it is especially important to ensure that its appearance enhances the neighborhood.

The engineering department has noted that the proposed site is located over a sanitary sewer easement which has been dedicated to the city, so building there is restricted. The plans include a proposed realignment for the sanitary sewer, but the engineering department has requested that they also include an easement. The realignment will need to be designed and built according to City of Waukesha standards.

Options & Alternatives:

The Plan Commission could request additional design features or landscaping if they feel necessary. The commission could require masonry trash enclosures.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends preliminary site plan and architectural approval for Linden Grove with the condition that all Engineering Department comments and concerns will be addressed and that the applicant will work with staff to make the recommended changes to the building architecture before submitting the plan for final review.