



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/28/2017
Common Council Item Number: PC17-0059	Date: 6/28/2017
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: Waukesha Memory Care, Broadway – Preliminary Conditional Use with site plan.	

Details:
 The applicant is proposing an approximately 25,000 sq. ft. memory care facility on about 30 acres of land located north of Broadway and west of Springdale Road. The facility will be a CBRF (Community Based Residential Facility) which is a conditional use in the multi-family zoning district. The facility will have 28 single bed units and 4 double bed units for a total of 32 units or 36 beds. Other amenities include a large gathering area, commercial kitchen, activity kitchen for resident use, fireplaces, hair salon, and dining room. Plans also show a potential expansion area and possible second building. Any future additions will need to be submitted for site plan and architectural review at that time. A private drive entrance from Broadway across from the Rempe Dr. intersection will be the main access and an emergency access out to Springdale Road is required. Water service to this site will need to be worked out with the Water Utility and sanitary sewer details will need to be coordinated with the Public Works/Engineering Dept. Architectural treatments are proposed to include vinyl siding with a manufactured stone base in several areas. Staff suggests the stone base be carried around the entire building. Asphalt shingles are proposed on the roof. Architecturally styled windows with divided lights are proposed around the entire building. The proposed sign will need permits from the sign review board. The landscape plan should include a tree inventory of all trees over 5 inches in diameter to be removed. Landscaping should also be added along the access drive and at the drive entrance.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends approval of the Conditional Use for a CBRF and preliminary approval of the plans with all comments from the Engineering Dept., Water Utility and Fire Dept. to be addressed.



