



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/26/2018
<b>Common Council Item Number:</b> PC18-0125	<b>Date:</b> 9/26/2018
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Public Hearing: New Perspective Waukesha, SE corner of E. Broadway and Les Paul Parkway – Conditional Use Permit</b>	

**Details:**  
New Perspective Waukesha is requesting a Conditional Use Permit to construct a new Senior Living Facility in the I-1 Institutional zoning district at the southeast corner of E. Broadway and Les Paul Parkway. The 128 unit facility is proposed to be constructed on a 6.7 acre site. The building will be broken down into 92 Senior apartments and 36 memory care units. The structure will be three stories encompassing 155,544 sq. ft. with 17,176 sq. ft. of underground parking. Amenities include a large 2 story lobby and reception area, several dining venues, and a wellness center. The memory care wing uses a neighborhood design, surrounded by courtyards, with an open kitchen, living room, and exercise room. The main access will be off of E. Broadway with secondary access and egress available through the current church entrance off of Les Paul Parkway.

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

**Financial Remarks:**  
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**Staff Recommendation:**  
Staff recommends approval of the Conditional Use Permit to construct a Senior Living facility at the south east corner of E. Broadway and Les Paul Parkway.

