



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/9/2019
Common Council Item Number: PC18-0160	Date: 1/9/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: New Perspective Waukesha, 541 Hwy. 59 – Final Site Plan & Architectural Review	

Details:
 New Perspective Waukesha is requesting a final approval for Site Plan and Architectural review for a new Senior Living Facility at the southeast corner of E. Broadway and Les Paul Parkway. The 128 unit facility is proposed to be constructed on a 6.55 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 alternate ingress and egress available through the current church entrance off of Les Paul Parkway. A total of 121 parking spaces will be provided (86 surface, and 35 underground spaces) with space identified for 101 additional spaces if needed. Architecture will consist of a fiber cement siding with brick and stone veneer. Staff suggests four-sided architecture with an equal treatment of the brick and stone carried around to all four sides of the building comparable to the west elevation.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends final site plan and architectural review approval of the Senior Living facility with the condition that all Engineering Dept., Fire Dept. and Water Utility comments be addressed.

