

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 7/10/2019
Common Council Item Number: PC19-0069	Date: 7/10/2019
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: Froedtert Health, Inc., - SW corner of Sunset Drive and Genesee Road – Final SPAR	

Details:

Froedtert Health Inc. is proposing to construct an approximately 6,000 sq. ft. medical clinic at the southwest corner of Sunset Dr. and Genesee Rd. The proposed clinic will include 8 exam rooms, 1 treatment room, a lab, and staff support area. The 4.6-acre site will have the clinic building at the north end adjacent to the intersection, with parking to the south and west of the building, access will be from Genesee Rd. south of the building where there is an existing access to the frontage road. The plans show potential future building addition space directly west of the building. The site plan includes 45 parking spaces, with the potential for an additional 14 spaces to be provided to the south if needed. A stormwater basin is proposed south of the parking along the entrance driveway. The landscape plan includes a mix of formal lawn and prairie meadow plantings on the site. A mix of trees are spread across the site with heavier plantings along the west lot line to buffer the adjacent residential, and formal foundations plantings are proposed around the building. A lighting plan has been provided with LED fixtures in compliance with City standards. Proposed architecture includes a predominantly masonry building using brick and limestone, with several areas of aluminum panels for accent, and a mix of windows around all 4 elevations. The entrance is highlighted with an aluminum canopy.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends approval of the final site plan and architectural review with all comments and concerns from the Engineering Dept., Fire Dept. and Water Utility to be addressed.

