



**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 7/23/2025
<b>ID Number:</b> PC25-0124	<b>Ordinance/Resolution Number (if applicable):</b>
<b>Department Submitting:</b> Community Development	<b>Board/Council Meeting Date:</b> PC: 7/23/2025
<b>Agenda Item Title:</b> <b>Consultation – Meadowbrook Road, Tukka Properties - A request to discuss a potential senior residential project to include Independent, assisted living and memory care units, on vacant land along the west side of Meadowbrook Road north of Cold Water Creek Drive.</b>	

### Issue Before the Council:

This is a consultation with the Plan Commission to discuss a proposed new senior housing development proposed by Tukka Properties. They have made some adjustments to the plans previously discussed, most notably the location after hearing comments from the earlier consultations. Tukka Properties is proposing a 118-unit senior living facility on vacant land north of the Rehabilitation Hospital at 1625 Coldwater Creek Drive, along Meadowbrook Road. The facility will include three wings consisting of a 4-story wing and 2 single story wings. The proposed project also includes 14 duplexes to the north and west of the main facility. Lifespark will manage a mixture of 64 independent/ assisted units in the 4-story wing, 25 assisted plus in one of the single story wings, and 29 memory care units in the other single story wing providing care around the clock 24/7. The duplexes will provide a further opportunity for independent senior living with the opportunity for progression into higher levels of care should they be needed.

### Options & Alternatives:

- Provide feedback on the proposed development

**Additional Details:** This is an opportunity for the Plan Commission to provide feedback on the proposed development, including raising any comments or concerns towards aspects of the revised project you feel should be addressed before formal submittals of the plans are made. The Developer has requested this feedback before investing in formal plans, and pursuing zoning for this project.



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**What is the Strategic Plan Priority this item relates to:**

**People-Centered Development**

**What impact will this item have on the Strategic Plan Priority?**

Provide needed senior housing opportunities.

**Financial Remarks:** No direct financial impact to the City.

- **Executive Recommendation:** This is an opportunity for the Plan Commission to provide feedback on the proposed development, including raising any comments or concerns towards aspects of the revised project you feel should be addressed before formal submittals of the plans are made.

**Recommended Motion:** No official action to be taken.

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>