



# TUKKA

PROPERTIES

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901 DEMING WAY, SUITE 102 | MADISON, WI 53717 RACHEL@TUKKAPROPERTIES.COM

September 22, 2025

City of Waukesha  
Attn: Doug Koehler  
201 Delafield St  
Waukesha WI 53188

RE: Senior Living Facility - Meadowbrook Road, Waukesha WI

Mr. Koehler:

Tukka Properties is a development company based in Madison, Wisconsin. We have developed senior living facilities since 2014; located in Appleton, Cedarburg, Fort Atkinson, Stoughton, and Middleton Wisconsin. We have identified a strong need for senior housing in the northwest area of Waukesha.

Tukka Properties is proposing a 119-unit senior living facility adjacent to the Rehabilitation Hospital at 1625 Coldwater Creek Drive. We are planning to provide 64 RCAC units designated for independent and assisted living, 25 CBRF assisted living studios, and 30 CBRF memory care studios. The building will have 28 underground parking stalls, and 97 surface stalls. We positioned the buildings so that the 4-story building is set back from Meadowbrook Road.

As part of this project, a PUD (Planned Unit Development) is being requested to address the building height of +/-53' at the tallest point.

The development of the 119-unit facility will involve some disturbance of earthwork in Commercial Lot 1 and Residential Lot 3. This is necessary to balance the excess cut and fill material within the three lots. Site utilities will be installed to manage the storm water runoff of the affected areas. No vertical construction of Lot 1 is currently planned. Lot 3 is being contemplated for residential senior living duplex's and may be submitted for consideration later in 2025 or 2026.

Our facilities are managed by Lifespark, which is headquartered in St. Louis Park, Minnesota. Lifespark will manage a mixture of independent, assisted and memory care units providing care around the clock 24/7. Lifespark will provide a senior health approach that actively promotes purpose, strength and belonging. They are truly an amazing organization and considered one of the best in the business.

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Please visit [www.tukkaproperties.com](http://www.tukkaproperties.com) along with [www.Lifespark.com/senior-living/](http://www.Lifespark.com/senior-living/), for more information on our teams.

Thank you for your consideration,



Tom Pientka and Rachel Beyer  
Tukka Properties