



City of Waukesha

Application for Development Review

Last Revision
Date:
January 2025

City of Waukesha Community Development Department - 201 Delafield Street, Waukesha, WI 53188 262-524-3750
City of Waukesha Department of Public Works Engineering Division—201 Delafield Street, Waukesha, WI 53188 262-524-3600
www.waukesha-wi.gov

APPLICANT INFORMATION

Applicant Name: Thomas Pientka
Applicant Company Name: Tukka Properties
Address: 901 Deming Way, #102
City, State: Madison, WI Zip: 53717
Phone: (608) 358-7000
E-Mail: tom@tukkaproperties.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Alan Theobald
Company Name: Iconica Inc
Address: 901 Deming Way, #102
City, State: Madison, WI Zip: 53717
Phone: (920) 428-9164
E-Mail: alan.theobald@iconicacreatives.com

PROPERTY OWNER INFORMATION

Applicant Name: Thomas Pientka
Applicant Company Name: Tukka Properties
Address: 901 Deming Way, #102
City, State: Madison, WI Zip: 53717
Phone: (608) 358-7000
E-Mail: tom@tukkaproperties.com

PROJECT & PROPERTY INFORMATION

Project Name: TBD
Property Address 0 Meadowbrook Road, Waukesha, WI 53188
Tax Key Number(s): WAKCO985999
Zoning: T-1 (rezoning required: Lot-2 I-1, Lot-3 RD-2)
Total Acreage: Lot-2 7.30 Existing Building Square Footage 0
Lot-3 7.75
Proposed Building/Addition Square Footage: Lot-2 163,518 GSF
Lot-3 TBD
Current Use of Property: Farmland


PROJECT SUMMARY (Please provide a brief project description.)

Tukka Properties is proposing a 118-unit senior living facility adjacent to the Rehabilitation Hospital at 1625 Coldwater Creek Drive. This will be our sixth senior living campus in Wisconsin. The facility will be managed by Lifespark, headquartered in St. Louis Park, Minnesota. Lifespark will manage a mixture of 64 independent / assisted, 25 assisted plus, and 29 memory care units providing care around the clock 24/7. They provide a senior health approach that actively promotes happiness, health, and vitality. Visit "www.tukkaproperties.com" along with "www.Lifespark.com/senior-living" for more on our team.

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Fourth Wednesday of each month.**

APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature 
Applicant Name (Please Print) Thomas Pientka
Date: 06-23-2025

For Internal Use Only:

Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
Trakit ID(s) _____ Date Paid: _____