



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

## City of Waukesha Cover Sheet

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| <b>Committee:</b><br>Plan Commission                                                                                                                                                                                                                                                                                                                                 | <b>Meeting Date:</b><br>10/22/2025                   |
| <b>ID Number:</b> PC25-0158                                                                                                                                                                                                                                                                                                                                          | <b>Ordinance/Resolution Number (if applicable):</b>  |
| <b>Department Submitting:</b><br>Community Development                                                                                                                                                                                                                                                                                                               | <b>Board/Council Meeting Date:</b><br>PC: 10/22/2025 |
| <b>Agenda Item Title:</b><br>Final Site Plan and Architectural PUD review – Meadowbrook Road Senior Housing, Tukka Properties - A request to approve plans for a proposed 119-unit 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. |                                                      |

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| <b>Issue Before the Council:</b><br>This is a final SPAR and PUD review for the proposed new senior housing development by Tukka Properties. They are proposing a 119-unit senior living facility on vacant land north of Coldwater Creek Drive, along the west side of Meadowbrook Road. The facility will include three wings consisting of a 4-story wing and 2 single story wings. The proposed project also includes a concept for 14 duplexes to the north and west of the main facility, this will be done in the future, and detailed plans for that project when ready to proceed. 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 30 memory care units in the other single story wing providing care around the clock 24/7. The future planned duplexes will provide a further opportunity for independent senior living with the opportunity for progression into higher levels of care should they be needed. |
| <b>Options &amp; Alternatives:</b> <ul style="list-style-type: none"><li>If the Plan Commission recommends denial, the project would not proceed and would require a new submittal should the developer want to continue.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Additional Details:</b> The 119 unit Senior Living Facility is to be located on a 7.2978 acre lot which is part of a 3 lot CSM also on this Plan Commission agenda. The senior facility will be on Lot 2, there will be cut and fill activities which will be used to balance Lot 1 and Lot 3, to the south and north respectively. This work will be done in consultation with the owner of Lot 1 and 3, and be graded for anticipated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



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stormwater management needs along with future development considerations. Lot 3 will to the north will be proposed for future senior duplex housing and will share driveways with the 119 unit facility.

The 119-unit facility is proposed as a Planned Unit Development to offer relief to the height restrictions in the I-1 Institutional District, the building will be about 53 feet at its tallest point.

**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:** Staff recommends approval of the plans with all

**Recommended Motion:** I move to approve the Final Site Plan and Planned Unit Development review for the 119-unit Senior Housing Facility proposed by Tukka Properties along the west side of Meadowbrook Road north of Coldwater Creek.

**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> |