



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 7043 Tree Lane  
**Application Type:** Planned Multi-Use Site for Senior Living,  
**Requesting Initial/Final Approval**  
**Legistar File ID #** [54804](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Eric Harrmann, AG Architecture, 1414 Underwood Ave., Wauwatosa, WI 53213; Amy Schoenemann, Capri Senior Communities, 20875 Crossroads Cir., Ste. 400, Waukesha, WI 53186

**Project Description:** The applicant is seeking approval to develop a 272,075 square foot senior development including 145 independent apartments, 30 memory care/assisted living units and senior living amenity spaces.

### Project Schedule:

- The Urban Design Commission received an Informational Presentation on March 13, 2019.
- The Plan Commission is scheduled to review this project on July 8, 2019.
- The Common Council is scheduled review this project on July 16, 2019.

### Approval Standards:

The UDC is an Advisory body on this request. Section 28.137 MGO states that a Planned Multi-Use Site containing more than forty thousand (40,000) square feet of floor area and where twenty-five thousand (25,000) square feet of floor area is designed or intended for retail use or for hotel or motel use, shall require a conditional use approval following a recommendation on the design of any specific proposal by the Urban Design Commission.

The project will go to PC for the following: Approval to rezone the property from Suburban Employment (SE) District Zoning to Commercial Corridor - Transitional (CC-T) District Zoning, and three conditional uses.

## Summary of Design Considerations

Staff recommends that UDC Staff review and comment based on Conditional Use Design Standard #9 as well as comments from the March 13, 2019 UDC meeting and Plan Commission Requests below.

The following items were previously raised by the Urban Design Commission at their March 13, 2019 meeting:

- Provide more detail on parking level entry and exterior expression
- Provide more detail on retaining walls
- Study opportunities to connect with Tamarac Trails without mimicking the style- i.e. subtle things, like how you detail or color the balconies or windows.

Planning staff have requested UDC feedback on the following:

- The landscaping and programming of the patio and outdoor area near the border with Tamarack Trails. Staff requests that UDC review the adequacy of screening in this location.
- Concern over the blank burnished block wall on the first floor of the building. Staff requests feedback on adequacy of current articulation and/or what additional articulation is recommended.

