



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 12/11/2019
<b>Item Number:</b> PC19-0126	<b>Date:</b> 12/11/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Sunset Crossings - Preliminary Site Plan & Architectural Review	

**Details:**

Sunset Crossing is looking to develop the outlot A at 120 E. Sunset Drive. The outlot will be a 6,375 sq. ft. multi-tenant building, with the potential for up to three tenants. The western end cap will be an optical store that will be a 2,250 sq. ft. unit. The remaining tenants are uncertain at this time.

This site is located in the former Kmart parking lot, just south of Xperience Fitness. It is similar to the development to the east, which has Firehouse Subs, T-Mobile, and Einstein Bagels. The developers are looking to have the storefronts look different for all three tenants, with a mix of materials and colors to break up the façade. There will be some parking directly in front of the stores, with additional parking south of Xperience Fitness and Rogan Shoes. The garbage enclosure will be located in the back of the property.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
Staff recommends approval of the Preliminary site plan for 120 E. Sunset Dr with the following conditions:

- All water utility, fire department, and engineering comments to be addressed.
- Traffic plan for rear of property to be provided, with island endcaps. Landscaping on the islands.
- Bring parapet in the rear up to screen the HVAC units.

