



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/13/2018
Common Council Item Number: PC18-0065	Date: 6/13/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Heartland Dental, Sunset Drive and Tenny Avenue – Preliminary Site Plan & Architectural Review	

Details:
 A new 4,280 sq. ft. building is proposed on an outlot in front of the Meijer store on Sunset Drive between the fuel station and the Panda Express store. The architecture includes a stone and brick building with an EIFS parapet. Windows with awnings are presented on three of the elevations, if constructed as proposed, staff suggests windows be added to the south elevation as well. Landscape plan includes perimeter plantings as well as foundation plantings but no foundation plantings along the west elevation, final plan should include existing landscaping on Panda lot. Parking lot is curbed with landscaped peninsulas and a dumpster enclosure in the sw corner. The building is proposed on the western portion of the lot in anticipation of a future 2-unit commercial building to be constructed immediately adjacent on the east side of the lot. A conceptual plan is included for the 2nd building including site details and architecture. Staff suggests the buildings be oriented differently so the service sides of both buildings are adjacent to each other in an effort to create a more aesthetic site with the service areas screened between the buildings. All new signage will require permits, it appears a new freestanding sign is being proposed at the NE corner of the lot, this sign will not be allowed.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends preliminary approval with site layout changes to be considered, and windows added to the south elevation. All Engineering Dept., Water Utility and Fire Dept. comments and concerns are to be addressed.

