



**CITY OF WAUKESHA**

**Administration**

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| <b>Committee:</b><br>Plan Commission                                                                   | <b>Date:</b><br>12/11/2019                                              |
| <b>Item Number:</b><br>PC19-0128                                                                       | <b>Date:</b><br>12/11/2019                                              |
| <b>Submitted By:</b><br>Maria Pandazi, City Planner                                                    | <b>City Administrator Approval:</b><br>Kevin Lahner, City Administrator |
| <b>Finance Department Review:</b><br>Rich Abbott, Finance Director RA                                  | <b>City Attorney's Office Review:</b><br>Brian Running, City Attorney   |
| <b>Subject:</b><br>Sunburn Enterprises, Corporate Drive - Preliminary Site Plan & Architectural Review |                                                                         |

**Details:**

Sunburn Enterprises is looking to build a new 16,984 sq. ft. manufacturing and office building in the Waukesha Corporate Center, on the corner of N. Corporate Drive and Venture Ct. The business specializes in microchip manufacturing. The zoning on this property is M-3, which this business is a permitted use for.

The corner lot will be heavily landscaped, with the offices on the south end of the property and the manufacturing floor to the north. Parking is located on the west side of the property. There will be a loading dock on the southeast corner for pickups and deliveries, however this will be obstructed with landscape from the road. Trucks will be able to leave off Venture Court. The wall on the north side will not be concrete, due to the intent of future expansion. The building has four-sided architecture, with a mix of different colors.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**

Staff recommends approval for the Preliminary Site Plan for Sunburn Enterprises with the following conditions:

- All water utility, fire department, and engineering comments to be addressed.
- Landscaping to be provided along the east side of the building to obstruct the view from the neighboring property.

