



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/22/2020
<b>Common Council Item Number:</b> PC19-0127	<b>Date:</b> 1/22/2020
<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: Sunset Crossings - Final Site Plan &amp; Architectural Review</b>	

**Details:**

Sunset Crossing is looking to develop the A outlot at 120 E. Sunset Drive. The site is located just south of Xperience Fitness and Rogan Shoes and north of Sunset Drive. The proposed site has a 6,375 sq. ft. multi-tenant building, with the potential of three total tenants. The western most endcap will be an optical store, that will be a 2,250 sq. ft. unit. The remaining tenants are uncertain at this time.

The developers are looking to the have each storefront feature a different façade and mixture of colors, similar to the development to the east. There are several parking spaces directly in front of the building, with additional parking in the surrounding lots. The dumpster enclosure is located in the rear of the building and will be surrounded by landscaping. Additional landscaping will be provided around the side of the building and in the front. HVAC units will be on the roof of the building and will be screened by parapets in the rear and front.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
Staff recommends approval of the Final Site Plan & Architectural Review with the following conditions:

- All water utility, fire department and engineering comments to be addressed.

