



CITY OF WAUKESHA

Administration

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| Committee: Plan Commission | Date: 4/25/2018 |
| Common Council Item Number: PC18-0040 | Date: 4/25/2018 |
| 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: Pet Supplies Plus, 120 E. Sunset Drive – Final Site Plan & Architectural Review | |

Details:
 The applicant is requesting Final Site and Architectural Plan approval for a 7,800 square foot addition onto the Sunset Crossings multi-tenant retail center at 120 E. Sunset Drive. The addition has always been part of the plans for this project and was included in the approved Planned Unit Development General Development Plan. This addition however is a bit smaller than the 10,000 square foot addition originally envisioned. The addition will be for a new Pet Supplies Plus store. In addition to the existing parking, the owner will be adding 10 parking stalls along the east side of the building. They will also be relocating the dumpster enclosure to the northeast corner, along the east side of the building. The current location does not work with the loading areas in the back of the building. It will be a masonry enclosure.

Staff has been working with the applicant on the east elevation to try to bring some visual interest to the area near the front of the building. This wall is not highly visible from Sunset due to the setback of the building and the presence of the new retail outlot in front. However it is still visible to internal traffic. Staff has asked them to try to take some architectural features from the front of the building and add it near the corner. They have proposed a few revisions and staff feels the latest proposal accomplishes that. The applicant has taken the planters and sunscreen canopy found in several locations along the west and south façade of the building and added that to the east elevation. This helps break up was a long expanse of a CMU wall.

Options & Alternatives:
 The Plan Commission can make any recommended changes to the Site and Architectural plans they feel necessary.

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



Staff Recommendation:

Staff recommends approval of the Final Site and Architectural plans for the new Pet Supplies Plus addition at Sunset Crossings, 120 E. Sunset Drive, subject to:

1. Engineering Comments
2. Fire Comments
3. Water Utility Comments