



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/13/2016
Common Council Item Number: PC#16-0053	Date: Click here to enter a date.
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: Burger King, 1190 W. Sunset Drive, Suite 114 – Final Site Plan & Architectural Review	

Details:
Burger King is proposing to go into Suite 114 of the 1190 W. Sunset Drive building in the Shoppes of Fox River. This space is on the east end of the building. On the original plans approved for the shopping center this unit included a drive thru window and was initially constructed that way. The first tenant did not need the drive-thru so it was removed from the building, but at this time the developer would like to include the drive-thru again for Burger King. Along with the minor architecture changes to accommodate Burger King and the new drive-thru, other changes will include the removal of 10 current parking spaces, and the placement of menu boards and an order station along Sunset Drive east of the building. This equipment appears to be located in the existing landscaping bed south of the parking lot. A revised landscape plan is needed to greatly enhance the screening for this new use including the visual screening of the menu boards and order station from Sunset Drive, as well as heavy screening to keep headlight glare off of Sunset Drive. Staff would prefer to see a curbed island instead of a painted striped area to separate the drive-thru lane from the normal two-way parking lot traffic circulation.

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

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

Staff Recommendation:
Staff recommends approval of the changes to accommodate the Burger King restaurant with the condition that the landscape screening along Sunset Drive is greatly enhanced to avoid headlight glare and hide the menu boards and order station views with all Engineering Dept., Fire Dept. and Water Utility comments to be addressed.

