



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/27/2016
<b>Common Council Item Number:</b> PC#16-0055	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Sunset Outlot, 120 E. Sunset – Final Site Plan &amp; Architectural Review</b>	

**Details:**  
 The applicant is proposing a new 6,400 square foot multi-tenant retail building in one of the two (2) outlots in front of the Sunset Crossings retail center (former Kmart). The building has space for three (3) tenants but they have not identified any potential tenants yet.

The site will be developed with 24 new parking stalls and it also incorporates eleven (11) existing spaces. They also have the adjacent spaces in the larger shopping center available for use so there is more than adequate parking available for customers and employees. There will also be a masonry dumpster enclosure at the northwest corner of the property.

The exterior is a mix of masonry, EIFS, and metal wall panels. The original submittal had the metal wall panels going down to the ground, which had staff concerned about damage near the bottom, especially given the drive through. The applicant has made revisions that include a new masonry belt-course. The exterior takes its design cues from the larger Sunset Crossing.

The applicant has addressed a number of the concerns brought up during the preliminary discussion at the June 8, 2016 meeting. They have worked to make the rear (north) elevation more attractive with the addition of some canopies and taking more design elements from the front elevation and have varied the rooflines to give the building less of a symmetrical appearance. They have also shown the location of the transformer, which will be south of the dumpster enclosure and surrounded by landscape screening.

**Options & Alternatives:**  
 The Plan Commission could recommend any architectural or site plan changes they feel would improve the project.

**Financial Remarks:**  
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**Staff Recommendation:**

Staff recommends approval of the Final Site and Architectural Plans, subject to the following conditions:

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