



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Committee: Plan Commission	Date: 11/18/2020
Item Number: PC20-0102	Date: 11/18/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Tanty Family Dentistry, 1608 E. Sunset Drive, Minor Site Plan & Architectural Review – Proposed architectural changes to the existing building to accommodate a dental clinic.	

Details:

The applicant is looking to relocate their dental practice from Center Road to 1608 E. Sunset Drive. 1608 E. Sunset Drive is in the B-1, Neighborhood Business District. This location is being converted from a restaurant (Mateo's) to the Dental Office, which fits into the B-1 zoning.

The new clinic will occupy the entire building and will have a waiting room, lab, staff spaces, and 8 operator stations. Most of the work to the building will be interior renovations. The applicant is going to add a new vinyl window system with Low-E glass, as well as vinyl siding exterior. Windows will be added to the back of the building in front of each operator suites. The practice has two doctors and seven additional staff members. There are 62 parking stalls including 3 handicapped spaces, which meets our code. The site is landscaped and has several mature trees from the previous owners.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommends approval of the Minor Site Plan & Architectural review of 1608 E. Sunset Drive with the following conditions:

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

