



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/9/2015
<b>Common Council Item Number:</b> PC#16-00009	<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> Culver's, 840 W. Sunset Drive – <b>FINAL</b> Site Plan & Architectural Review	

**Details:**  
 This project was heard at the 3/9/16 Plan Commission meeting for Preliminary Site Plan and Architectural Review. Culver's is proposing a 625 sq. ft. addition to the rear of their store at 840 W. Sunset Dr. for kitchen storage purposes. Along with the addition they are also proposing to reface the exterior of the building. These improvements include a stone knee wall around the base of the building with corner columns of the same material extended up to the proposed new cornice in the front of the building. The preliminary review approval at Plan Commission required that the new stone be carried around the entire building with the knee wall and corner columns for complete four sided architecture. All preliminary review requirements have been met.

The owner/operator of this property also owns and operates a Culver's at 1650 E Main St. which is within the Woodman's PUD. The PUD agreement for the Woodman's site as well as the Plan Commission approval for that Culver's development required public art to be installed within one year of occupancy. This requirement has not yet been completed. If the owner does not wish to install public art on the site, there is an avenue for making a contribution to the City's public art fund. Those details have been provided to the owner. Staff would like to have this issue resolved before the final plans for the Sunset store are approved by Plan Commission.

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

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

**Staff Recommendation:**  
 Approve the plans with the condition that they complete the public art requirement from their previous approval at 1650 E. Main Street in the Woodman's PUD, before construction permits are issued. In addition, address all comments of the Engineering Dept., Fire Dept., and Water Utility.



