



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 5/11/2016
<b>Common Council Item Number:</b> PC#16-0043	<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 B, Multi-Tenant Building 120 E. Sunset Drive– Preliminary 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 doing 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 building and while staff wants the outlot buildings to be compatible, we would like some other elements that allow this building to stand on its own. The former K-Mart was a redevelopment of an existing building and since this is a new one, there is an opportunity to do some additional design features that may not have been possible on the main building.

For Final Site Plan submittal staff would like to see some additional architectural enhancement. The applicant has taken some initial staff comments and incorporated them into the building design, including adding masonry at the bottom of the metal panels but we think there could be some additional features added to the front to make it stand out a bit more. We'd also like to see some additional improvement on the north (rear) elevation to make the building have more of a four-sided architectural appearance as it is visible from buildings to the north of it. This could include some metal canopies similar to the one on the front. The applicant should also show the locations of any utility meters on the building and the location of any site transformer boxes.



**Options & Alternatives:**

The Plan Commission could require additional design changes to make this building more attractive while still remaining complementary to the main building.

**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends Preliminary Site and Architectural approval of the new building at 120 E. Sunset Drive, subject to the following conditions:

1. Working on the architectural design, paying close attention to the north and south elevations, prior to submittal of Final Site and Architectural submittal.
2. If this property is to be split off from the Main property a Certified Survey Map will need to be prepared and submitted to the City for approval.
3. Show all rooftop mechanicals, utility meters, and transformers on the Final plans.
4. Engineering Comments.
5. Water Utility Comments.
6. Fire Department Comments.