



City of Waukesha
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Committee: Plan Commission	Date: 8/28/2024
Common Council Item Number: PC24-0577	Date: 8/28/2024
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: PC#24-0577- Minor Site Plan & Architectural Review- 721 E Sunset Drive, Ste 110- A request to approve a minor site plan & architectural Review to use a planned drive thru window on the east side of the building, entailing modifications to the current lot layout.	

Details:

The applicant is looking to create a drive-thru at the existing Tropical Smoothie café located at 721 E Sunset Drive. The building and site were designed to allow for a drive thru window. The applicant will be removing the existing landscape and sidewalk on the east side of the building to create a drive-thru lane. The turning radius on the north end of the site has been adjusted to create a vision corner for vehicles leaving the drive-thru window. A stop sign will be added to the northeast corner of the building to prevent vehicles from pulling out of the drive-thru without looking.

The applicant will also be adding a painted stripe along the east side of the drive-thru to clearly identify the lane. The end island on the south side of the site will be adjusted to create a stacking lane for vehicles using the drive thru. The drive-thru lane can accommodate approximately four vehicles at one time, which corresponds with city code.

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

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

Executive Recommendation:
Staff recommends approval of the Minor Site Plan & Architectural Review for 721 E Sunset Drive, Site 110 with the following conditions:

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