



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/22/2017
<b>Common Council Item Number:</b> PC#17-0010	<b>Date:</b> 2/22/2017
<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>McDonald's, 2340 E. Moreland Blvd. – Preliminary Site Plan &amp; Architectural Review</b>	

**Details:**  
 McDonald's is proposing to raze the existing store 2340 Kossow Rd. and construct a new store in its place. The Kossow Road/Moreland Blvd. intersection work has recently been completed resulting in only one access point to this site which is located off of the realigned Abbott Dr. McDonald's is proposing a new store to more efficiently handle the new traffic patterns on the site. An approximately 4,400 sq. ft. store is proposed with a drive-thru. A 15 foot wide parking lot setback is being maintained along Moreland and Kossow but along the realigned Kossow right-of-way the set back is proposed at about 5 feet. Since the street is no longer immediately adjacent to this area, staff supports this setback but would like to see the original east/west sidewalk connection along this lot line to remain. Two mature trees along Moreland Rd are proposed to be removed, staff feels they should remain or at least be replaced. In regards to the proposed architecture, staff suggests that windows with stone around the sides should also have stone beneath, see north and south elevations.

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

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

**Staff Recommendation:**  
 Staff recommends preliminary approval of the site plan and architectural review with comments above and the condition that all comments from the Engineering Dept., Fire Dept. and Water Utility be addressed.

