



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/25/2018
Common Council Item Number: PC18-0083	Date: 7/25/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Heartland Dental, Adjacent Building, Sunset Drive & Tenny Avenue – Final Site Plan & Architectural Review	

Details:
 A new 3,720 sq. ft. building is proposed on the same outlot as the proposed Heartland Dental building in front of the Meijer store on Sunset Drive between the fuel station and the Panda Express store. It is planned as a two tenant building. The architecture includes a stone and brick building with an EIFS parapet. Windows with awnings are presented on all four of the elevations with storefront glass doors added to the rear (south) elevation as well. Landscape plan includes perimeter plantings as well as foundation plantings and a hedge around the entire parking lot which is shared with Heartland Dental. Parking lot is curbed with landscaped peninsulas and a dumpster enclosure in the se corner to match the proposed architecture. This building is proposed on the eastern portion of the lot immediately adjacent to the Heartland Dental building on the west side of the lot. These buildings are on the same agenda for final site plan and architectural review. The service panels for the two buildings have been moved to the east and west elevations respectively in an effort to create a more aesthetic site with the service panels screened between the buildings. All new signage will require sign permits.

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

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

Staff Recommendation:
 Staff recommends final approval of the plans with all Engineering Dept., Water Utility and Fire Dept. comments and concerns are to be addressed.

