



City of Waukesha
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Committee: Plan Commission	Date: 7/27/2022
Common Council Item Number: ID# PC22-0261	Date: 7/27/2022
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: 331 W. Sunset Drive, KFC. Minor Site Plan & Architectural Review- Proposed modifications to the site and architecture of the existing Kentucky Fried Chicken at 331 W. Sunset Drive	

Details:

The applicant is looking for a Minor Site Plan & Architectural Review for KFC at 331 W. Sunset Drive. The property is zoned B-3, General Business District. The applicant will be doing interior renovation of the dining area inside the existing KFC restaurant. The kitchen and drive-thru will remain open. KFC is also looking to upgrade the exterior of the existing building. The improvements include new exterior branding, signage, and new paint finishes.

The applicant will be painting the existing brick and side panels to match new corporate colors. They will be adding new, pre-finished metal awnings over existing doors and windows. New signage and red color will be added to north architectural feature. Lastly, new gooseneck lighting will be added to the building. The properties surrounding KFC are zoned B-3. To the southeast, there are several properties zoned RS-3, Single-Family Residential District.

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

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

Executive Recommendation:
Staff recommends approval for the Minor Site Plan & Architectural Review for 331 W. Sunset Drive with the following conditions:

- All engineering, water utility, and fire department comments to be addressed
- Lighting color temperature cannot be more than 4000K
- All new signs must be applied for and obtained before installation