



## CITY OF WAUKESHA

### Administration

201 Delafield Street, Waukesha, WI 53188  
Tel: 262.524.3701 fax: 262.524.3899  
[www.ci.waukesha.wi.us](http://www.ci.waukesha.wi.us)

#### Panda

<b>Committee:</b> Plan Commission	<b>Date:</b> 11/9/2016
<b>Common Council Item Number:</b> ID#16-0088	<b>Date:</b> 11/9/2016
<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>Panda Express, Sunset Drive &amp; Tenny Avenue – Preliminary Site Plan &amp; Architectural Review</b>	

#### Details:

Panda Express is proposing a new restaurant located in one of the outlots in front of the Meijer store at the corner of Sunset Drive and Tenny Avenue. The proposed 2,572 sq. ft. store will be located on a 41, 219 sq. ft. parcel, a new CSM will be required for a re-division of outlots 2 and 3 on the Meijer site. The Panda Express site will have 41 parking spaces and enter into a parking agreement with Meijer for and additional 20 spaces if they should be needed. The restaurant will have a drive thru which is a permitted use in this B-5 District. Staff would like to see more landscaping around the perimeter of the site and the grading plan should include proposed topo lines and a cross section of the retaining wall. The north elevation of the building should include the fiber on composite material found on the other three 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 the condition that the landscaping plan be enhanced, the north elevation be improved, grading plan include proposed topo lines, a new CSM be created for the new outlot configuration, and all comments from the Engineering Dept., Fire Dept. and Water Utility be addressed.

