

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 3/25/2020
Common Council Item Number: PC20-0019	Date: 3/25/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: McDonald's, 1635 E. Main Street – Minor Site Plan & Architectural Review	

Details:

McDonald's is proposing to update the décor of their store at 1635 E. Main Street including changes to the exterior. This store is part of a multi-tenant building, shared with Shell station of the same address. The proposal is to upgrade to the new McDonald's façade style, as we have seen done at other stores across the City. Most notably, the traditional McDonald's mansard will be removed, to be replaced with new materials including stucco and tile as used at other locations. A new interior décor will also be done with this project. The gas station portion of the storefront, NW corner, will not be change with this project. The McDonald's entrance at the NE corner of the building will now be defined with a dark tile accent, a vertical stucco wall will replace the former mansard around all sides. Staff suggests the aluminum awnings above the drive-thru windows be extended to provide more relief and diversity along the east elevation which is highly visible from Les Paul Parkway. Any landscaping which is damaged or removed during construction must be replaced. New detector loops will be installed in the drive-thru area, but the traffic pattern will remain the same, with new order boards to replace the existing ones.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends approval of the plans with all City Dept. comments to be addressed, and architectural enhancements to the east elevation added, with all landscaping to be replaced as needed.

