



**City of Waukesha**  
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| <b>Committee:</b><br>Plan Commission   | <b>Date:</b><br>2/26/2025  |
| <b>Common Council Item Number:</b><br>PC25-0008  | <b>Date:</b><br>2/26/2025  |
| <b>Submitted By:</b><br>Doug Koehler, City Planner   | <b>City Administrator Approval:</b><br><a href="#">Click here to enter text.</a>   |
| <b>Finance Department Review:</b><br><a href="#">Click here to enter text.</a>   | <b>City Attorney's Office Review:</b><br><a href="#">Click here to enter text.</a> |
| <b>Subject:</b><br>PC#25-0008: Final Site Plan & Architectural Review- 101 W Sunset Drive, New retail building for Starbucks- A request to approve plans for an approximately 2,570 sq. ft. new Starbucks Café building to be located in the parking lot to the west of the Presidents Plaza shopping center along the south side of Sunset Drive and just west of East Avenue |  |

**Details:**

The applicant is proposing the addition of a 2,570 sq. ft. single story building located in the existing parking lot at 101 W Sunset Drive to the west of Presidents Plaza shopping center. The property is zoned B-5, Community Business District. The location will be made into a separate lot via a Certified Survey Map. The new building will be a Starbucks Café and will have a drive-thru and an approximately 330 sq. ft. outdoor patio area. The drive-thru has a fifteen (15) car stacking area which meets city code. The applicant will be adding ten (10) parking spaces on the north end of the property to make up for some of the spaces that will be lost with the addition of the new building. There will also be ten (10) spaces added on the west side of the new building. At the December Plan Commission meeting, the Plan Commission indicated that a reduction in parking stalls will be acceptable due to different peak times and cross access parking. The driveway entrance along Sunset Drive will be widened to 60' to accommodate the access traffic for the Starbucks Café. City Code 6.13.4 states any driveway greater than 35' at the curb will need approval from the Plan Commission and City Council.

The new building will be consistent with Starbucks' new prototype. It will also include upgrades such as raised parapets and materials in contrasting yet complimentary colors and textures. The base will be made of brick and the rest of the building will be broken up between EIFS finish and composite. The composite finish will be a dark brown color, while the EIFS will be a lighter color. The base will be made up of tan bricks. Mechanicals will be on the rooftop and will be mostly screened by the raised parapets. The roof will be made up of stone white metal and dark bronze metal.

The applicant will be adding robust landscaping on the south end of the property to screen the building from the residential area to the south. They will be adding landscape beds, deciduous shrubs, and large evergreen trees. Landscaping will also be added along the east side of the building and in the green space between the building and Presidents Plaza. Landscape beds will also be added along Sunset Drive. The applicant will be adding crosswalks in the parking lot and from the sidewalk along Sunset Drive to Starbucks. A masonry based dumpster enclosure will be added to the southeast corner of the site. The automatic volume control system for the drive-thru limits the

speaker volume at a distance of 16'. The nearest neighbor is 32' away, so noise will be at a minimum. The landscaping and fence along the south lot line will also act as a buffer. The monitors also have a light sensor that will dim the screens automatically.

**Options & Alternatives:**

[Click here to enter text.](#)

**Financial Remarks:**

[Click here to enter text.](#)

**Executive Recommendation:**

Staff recommends approval of the Final Site Plan & Architectural Review for 101 W Sunset Drive with the following conditions:

- All engineering, fire department, and water utility comments to be addressed.
- Staff recommends that the Council approves the widening of the driveway along W Sunset Drive beyond the 30' maximum.