



City of Waukesha
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Committee: Plan Commission	Date: 2/26/2025
Common Council Item Number: PC25-0019	Date: 2/26/2025
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: PC#25-0019: - Planned Unit Development Agreement Amendment, 101 W Sunset Drive, Brighton Square- A request to amend the Brighton Square Planned Unit Development Agreement to accommodate the future development of a Starbucks Coffee shop in parking lot to the west of the shopping center.	

Details:

The applicant is proposing an amendment to the Planned Unit Development (PUD) agreement for Brighton Square. The Brighton Square PUD was created in 1981. The shopping center is now referred to as President's Plaza. The applicant is looking to amend this PUD to allow for the future construction of a Starbucks Café in the parking lot to the west of Presidents Plaza. In the existing PUD, it states that the property is zoned B-3, however, it was rezoned to B-5 so an amendment was made to update this in the PUD.

The applicant is also looking to amend the following items. The first is to remove the statement which prohibits the use of a freestanding building on this site, including fast food restaurants. The second amendment is to remove the statement that states that all buildings shall have similar architectural treatment and exterior light fixtures. This will allow for a variety of architecture on future buildings for this location. The third amendment is to allow for both entrances into the property (Sunset Drive and East Avenue) to be open to the general public. The last amendment to the PUD is to allow each business to have an awning or wall sign. There is currently one monument sign for the property with space for multi-tenants. Each tenant space has been allowed a wall mounted sign in the past, however, the building was updated with awnings, so the amendment would allow for signage on the awnings or the wall.

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

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

Executive Recommendation:

Staff recommends approval of the Planned Unit Development Agreement Amendment for 101 W Sunset Drive with the following conditions:

- All engineering, fire department, and water utility comments to be addressed.
- The PUD amendment must be recorded with the Register of Deeds prior to building permits being issued.