



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/27/2020
Item Number: PC20-0041	Date: 5/27/2020
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: Kwik Trip #527, 1700 Pewaukee Road - Rezoning - Kwik Trip is requesting to rezone the lands at 1700 Pewaukee Road from M-3 Limited Business and Industrial Park to B-1 Neighborhood Business.	

Details: The applicant would like to rezone the property at 1700 Pewaukee Road from M-3 Limited Business and Industrial Park District, to B-1 Neighborhood Business District. The property immediately to the north, which will be combined with 1700 Pewaukee Road by a Certified Survey Map in a separate motion, will also be rezoned to B-1.

The M-3 district is intended for low density office park and light industrial areas. The office and warehouse district immediately to the north is zoned M-3. B-1 districts are typically located on corners and along minor arterial streets in residential areas. They are intended to provide limited commercial uses that are compatible with their mostly residential surroundings. Automobile Service Stations are a Conditional Use in both the M-3 and the B-1 districts.

Rezoning the property to B-1 will make it possible for Kwik Trip to meet all of the required setbacks in constructing it's new store without having to resort to a Planned Unit Development. The B-1 district's limited use list will ensure that any potential future use for the property will be compatible with the surrounding neighborhood. Despite the current M-3 zoning, the use of this property for many years has had characteristics that are more appropriate in a neighborhood commercial district. Since this is unlikely to change, staff feels that it is appropriate to update the zoning to reflect the use.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommends approval of rezoning for the property at 1700 Pewaukee Road from M-3 Limited Business and Industrial Park District to B-1 Neighborhood Business District, with the condition that all Engineering Department comments will be addressed.



