



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/27/2020
Item Number: PC20-0038	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 #970, 2106 S. West Avenue - Final Site Plan & Architectural Review - Kwik Trip is proposing a new store to replace the existing store at 2106 S. West Avenue.	

Details:

Kwik Trip is looking to construct a new building on the corner of Les Paul Parkway and S. West Avenue. Currently there is an existing Kwik Trip on this site. The owner's have purchased the property to the south of the current location and are looking to expand. The site is zoned M-2, which makes a gas station a conditional use for the location. There will be three entrances to the new location, all of which are on S. West Avenue. The owners will be tearing down the existing building and putting up a new building on the south end of the property.

Kwik Trip is a full-service convenience store, with a single bay car wash, 10 dispenser fueling canopy, and a three-lane diesel fueling canopy. Kwik Trip operates 24 hours a day. The 9,200 sq. ft. building will have full brick cladding, standing seam metal roof, storefront aluminum openings, and stucco accents. There will be a storm water pond on the north end of the property. The site will be landscaped extensively, have storm water facilities, wall signage, and employee/customer parking. Sign permits will be needed for all signage.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommend approval of the Final Site Plan & Architectural Review for Kwik Trip with the following conditions:

- All engineering comments to be addressed.
- Sign permits must be applied for and obtained for all signage.

