



City of Waukesha
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Committee: Plan Commission	Date: 4/26/2023
Common Council Item Number: PC23-0390	Date: 4/26/2023
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#23-0390, Minor Site Plan & Architectural Review - 1505 E. Racine Ave - Hop N Shop - Proposed remodel of the existing service station at 1505 E. Racine Avenue to incorporate the current mechanic shop into new retail space with minor exterior improvements.	

Details:

The applicant is proposing exterior and interior renovations at the existing building located at 1505 E Racine Avenue. The property is zoned B-1, Neighborhood Business District. The existing body shop will be converted into a convenience store with seating, merchandise, a new walk-in cooler, a bathroom, and a new kitchen. The overhead doors where the body shop used to will be filled with painted masonry and glazing. A new entrance will be added to the store on the northeast side of the building. The new addition will be painted to match the existing building. All gas pumps and canopies will remain. The applicant indicated that landscaping will be added to the south end of the property and around the existing monument sign. The current dumpster will be replaced by a masonry dumpster enclosure.

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

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

Executive Recommendation:
Staff recommends approval of the Minor Site Plan & Architectural Review for 1505 E Racine Avenue, with the following conditions:

- All engineering, fire department and water utility comments to be addressed.
- The parking lot must add parking stripes and an ADA parking space.