



City of Waukesha
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Committee: Plan Commission	Date: 4/27/2022
Common Council Item Number: ID# PC22-0226	Date: 4/27/2022
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: Extension Request, Kwik Trip- A request from Kwik Trip for an extension from 2-year plan approval, for construction of the new Kwik Trip store proposed at 2106 S. West Avenue	

Details:
The applicant is applying an extension request on the 2-year Plan Commission approval for the new Kwik Trip store proposed at 2106 S. West Avenue. The proposed development was approved at the May 27, 2020, Plan Commission meeting. The request is for a 2-year extension for the Final Site Plan & Architectural Review and Certified Survey Map. The request comes due to the new Kwik Trip being built on River Valley Road in 2022. This new store will take preference over the rebuild of an existing facility. Also, long lead times for materials, labor market demands, and current cost of construction are other factors for the request.

Kwik Trip was approved to construct a new building on the corner of Les Paul Parkway and S. West Avenue. There is an existing Kwik Trip on this site. The proposed 9,200 sq. ft. building will have full brick cladding, standing seam metal roof, aluminum storefront 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:
[Click here to enter text.](#)

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

Executive Recommendation:
Staff recommends approval for the Extension Request at 2106 S. West Avenue with the following conditions:

- All staff comments to be addressed