



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 5/27/2020
<b>Item Number:</b> PC20-0042	<b>Date:</b> 5/27/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Kwik Trip #527, 1700 Pewaukee Road - Final Site Plan & Architectural Review - Kwik Trip is proposing a new store to replace the existing store at 1700 Pewaukee Road.	

**Details:** The applicants are seeking approval of Final Site Plan and Architectural Review for their plans to replace the existing Kwik Trip station at 1700 Pewaukee Road with a new store that will meet Kwik Trip's design standards. They will combine 1700 Pewaukee Road with the adjacent, vacant lot to the north through a separate motion, and the new store and fuel pums will be spread over the two lots.

The parking lot will have two entrances on Pewaukee Road. One will be in roughly the same location as the current Pewaukee Road driveway, and the other will be near the north end of the lot. The current driveway entrance to Gascoigne Drive will be closed. Twenty fuel pumps will be located under one canopy at the north side of the property, with the new store on the south. The store entrances will face north, so the rear will face Gascoigne Drive. Nineteen parking spaces will be located around the north and east sides of the store, and a loading area, with fully screened trash storage, will be located in the southwest corner.

The store will be roughly double the size of the existing store, from 3520 square feet to 7,200 square feet. The store's exterior will be brown brick with tan soldier courses, matching the existing store and other Kwik Trip locations throughout the city and the state. The store will have a green colored standing seam metal roof, with rooftop mechanical units screened behind it. The fuel pump canopy will have a similar roof on top of it, to help it fit in with the surrounding residential neighborhood. The canopy's support columns will have a masonry wrap extending about halfway to the top.

The Landscape Plan includes extensive plantings around all sides of the property. Numerous evergreen trees and several shade trees will be planted along the south and west sides of the property to provide screening for the neighboring residences and to break up the rear facades of the store building. The lighting plan complies with all of the Plan Commission's design standards, and the applicants have agreed to modify the color temperature of the outside lighting from 5000k to 4000k.

**Options & Alternatives:**



**Financial Remarks:**

**Staff Recommendation:**

Staff recommends approval of Final Site Plan and Architectural Review for Kwik Trip at 1700 Pewaukee Road with the condition that all Engineering Department, Fire Department, and Water Utility comments will be addressed.