



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 12/9/2020
<b>Item Number:</b> PC20-0113	<b>Date:</b> 12/9/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Kwik Trip #373, 1809 W. St. Paul Avenue, Minor Site Plan & Architectural – Proposed addition for a walk-in cooler at the rear of the building.	

**Details:**

The applicant is looking to build an addition on Kwik Trip at 1809 W. St. Paul Avenue. The addition will be a 343 square foot, cooler/freezer combination, which will be build on the back side of the building, attached to the dumpster enclosure. The applicant estimates that they will lose a total of one (1) parking space.

The property is zoned M-2, General Manufacturing District, and is located on the corner of W. St. Paul Avenue and MacArthur Road. They are looking to add burgundy brick around the new addition to match the current building. The roof will be a white EPDM membrane. The applicant is looking to add a 17'2" x 20' cooler/freezer, along with a small kitchen remodel. The building is currently 5,285 square feet and with the 343 square foot addition, the total square footage will be 5,628.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
Staff recommends approval for the minor site plan and architectural review for 1809 W. St. Paul Avenue, with the following conditions:

- All engineering, fire department, and water utility comments to be addressed

