



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Plan Commission	Date: 9/27/2023
Common Council Item Number: PC23-0437	Date: 9/27/2023
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#23-0437, Rezoning- Kwik Trip 2500 N Grandview Blvd- A request to rezone approximately 0.46 acres from B-5, Community Business District to B-3, General Business District in anticipation of planned expansions to the existing Kwik Trip store and site	

Details:

The applicant is looking to rezone the parcel located at 2500 N Grandview Blvd from B-5, Community Business District to B-3, General Business District. The site, which was a former bank, is now owned by Kwik Trip. Kwik Trip owns 2530 N Grandview Blvd and is looking to expand their store by using 2500 N Grandview Blvd as the location of their new dual bay car wash. The primary site where the gas station and convenience store are located is already zoned B-3. The applicant would like to have the new property match the rest of the properties owned by Kwik Trip.

Kwik Trip is expanding their existing building with a 1,150 sq. ft. addition. They are also adding a double bay car wash. The Final Site Plan & Architectural Review for those additions were approved at the August 23, 2023 Plan Commission Meeting. One of the conditions of approval was to rezone the newly acquired property (2500 N Grandview Blvd) to B-3 to match the existing property.

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

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

Executive Recommendation:
Staff recommends approval of the Rezoning of 2500 N Grandview Blvd to B-3 with the following conditions:

- All staff comments to be addressed