



City of Waukesha
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Committee: Plan Commission	Date: 8/23/2023
Common Council Item Number: PC23-0428	Date: 8/23/2023
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#23-0428, Final Site Plan & Architectural Review- Kwik Trip, 2530 N Grandview Blvd	

Details:

Kwik Trip is proposing the construction of a 1,150 S.F. building addition to the existing convenience store located at 2530 N Grandview Blvd. The site is zoned B-3, General Business District. The store addition will be on the south end of the existing building. The applicant purchased the bank property (2500 N Grandview) and are reconfiguring their site to accommodate the expansion. Kwik Trip will be adding a detached, double bay carwash. The existing car wash will be demolished and replaced with the new car wash.

The building addition will match the façade of the existing Kwik Trip. The bottom half will consist of burgundy brick and tan brick, while the top half will be tan EIFS. The new car wash will be made of red brick, with a tan solder course. Asphalt singles will be added front and rear elevations to break up the façade. New landscaping will be provided around the new car wash and on the east side of the property. Landscaped bump outs will be added by the new parking spaces on the south side of the Kwik Trip convenience store.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Executive Recommendation:

Staff recommends approval of the Final Site Plan & Architectural Review for 2530 N Grandview Blvd with the following conditions:

- All engineering, fire department and water utility comments to be addressed.
- A certified survey map will need to be approved and recorded before building permits can be obtained.
- The newly acquired property to the south will need to be rezoned to B-3 to match the existing property.
- All new signs must be applied for and permitted per city code.