



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 11/17/2021
Item Number: ID#21-0142	Date: 11/17/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Final Site Plan & Architectural Review, Kwik Trip, River Valley Road – Proposed Kwik Trip development at the corner of River Valley Road and Les Paul Pkwy	

Details:

The applicant is proposing to construct a new Kwik Trip at the corner of River Valley Road and Les Paul Parkway. The site is currently zoned B-1 (PUD), Neighborhood Business District. The 4.29 Acre site will include a convenience store (10,850 S.F.) and a 10-dispenser fueling canopy. The site will have 49 total parking spaces. Our code requires 72 parking spaces; however, staff would ask the Plan Commission to grant an exception for this location. Sidewalk will be added along River Valley Road to the corner of Les Paul Parkway, then continue east along Les Paul Parkway, to the edge of the property.

Kwik Trip is requesting the hours of operation will be 24 hours for all uses. The convenience store will sell fresh produce, bakery, dairy, beverages, fresh meat, and groceries, along with tobacco, lottery, alcohol, and gas. There will be a car wash attached to the building on the east side of the property. There will be seating outside for customers along the north edge of the building. The masonry dumpster enclosure will be located on the southeast corner of the building. The building has four-sided architecture with full brick cladding, standing seam metal roof, store front aluminum openings, and stucco accents. Kwik Trip is also requesting a variance to allow additional driveway width, which would exceed 90'. Kwik Trip is asking for this variance to allow safe truck maneuvers into the site. This will need to go to City Council for approval as well.

Kwik Trip is proposing landscape on the property along River Valley Road and Les Paul Parkway, to provide relief from residential properties in the area. Kwik Trip also has applied for a sign variance for the reader board sign, located at the northwest corner of the property. Typically, reader board signs are not allowed in the B-1 zone, however staff feels that this location has limited visibility from the nearest residential properties, so staff would ask the Plan Commission to grant a variance for the sign as well.

Options & Alternatives:



Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval for Final Site Plan and Architectural Review and Sign Variance for Kwik Trip with the following conditions:

- All engineering and water utility comments to be addressed