



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/13/2017
Common Council Item Number: PC17-0117	Date: 12/13/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Kwik Trip, 2302 E. Moreland Blvd. – Final Site Plan & Architectural Review	

Details:
 Kwik Trip Inc. is seeking approval for its plan to convert the PDQ gas station at 2323 E Moreland Blvd into a Kwik Trip station. The plan involves mostly minor changes to bring the building up to code and to Kwik Trip's standards.

The main change the applicant would like to make at this time is to enlarge and widen the main entrance to the store, and to remove the second customer door. Another, smaller door will be added further away to provide a second egress that meets code requirements. The bay window in the front of the building will be replaced with a flat window to make maintenance easier. The applicant also plans to update the mechanicals, which are currently housed in a fenced in area in the northeast corner of the site. The new cooler compressor will need to be larger than the existing one and will need to have a larger clearance around it, so the fenced in area will be expanded along the east wall, adjacent to the Tires Plus building.

At the request of staff the applicant has included a landscape plan as part of the project. The plan will improve the shrubbery sections around the borders and corners of the property, and particularly the rear section along the Abbot Drive sidewalk.

The existing dumpster area is enclosed by a chain link fence with attached panels to provide visual screening. It appears to be in fairly rough shape and staff believes it may be appropriate to replace it now or in the near future. The applicants have chosen to keep it as it is for now unless the Plan Commission decides to require a masonry enclosure.

Kwik Trip will submit a separate application to the Sign Review board for approval of changes to the signs.

Options & Alternatives:
 The Plan Commission could require that the dumpster enclosure be upgraded to a masonry structure as part of this project.



Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for Kwik Trip with all Engineering Department comments to be addressed.