



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/27/2020
Item Number: PC20-0044	Date: 5/27/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Public Hearing: Kwik Trip #527, 1700 Pewaukee Road - Conditional Use - Kwik Trip is requesting a Conditional Use permit to construct a new store to replace the existing store at this site.	

Details: The applicant is seeking a Conditional Use Permit for a new automobile service station and convenience store at 1700 Pewaukee Road. The new station will replace the existing Kwik Trip station, and will have a larger footprint a larger convenience store, and more fuel pumps. It will also have a large enough parking lot to allow easy access for fuel tanker trucks.

The applicant is requesting approval for operations of up to 24 hours per day. The current store is open from 6 AM to 10 PM. Staff feels that this is acceptable provided that limits are placed on operation of the outdoor sound system and that deliveries happen only during normal business hours.

The business will employ 20 to 30 people in several shifts. It will have 19 parking spaces, plus twenty fueling stalls. The fuel pumps will be at least forty feet from the Pewaukee Road right of way and over fifty feet from all lot lines, which exceeds the setback requirements for service stations in the B-1 zoning district.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommends approval of a Conditional Use Permit for a new Kwik Trip station at 1700 Pewaukee Road, with the following conditions:

- Deliveries will take place between the hours of 8 AM and 8 PM.
- Outdoor speakers will only operate between the hours of 8 AM and 8 PM.



- This Conditional Use Permit will be approved contingent on approval of the application to rezone the property to B-1, and on all other required Plan Commission approvals.