



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/11/2018
Common Council Item Number: PC#18-0038	Date: 4/11/2018
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, Phase II, 2302 E. Moreland Blvd. – Final Site Plan & Architectural Review	

Details: The applicant is seeking Final Site Plan and Architectural Review for modifications to the parking lot and fuel storage tank locations for the Kwik Trip gas station at 2302 E. Moreland Blvd. The Plan Commission approved plans in December for changes to the building façade and mechanical area, shortly after Kwik Trip purchased the station from PDQ.

Since the previous approval the applicant has decided to replace the fuel storage tanks. The existing tanks are about thirty years old and are located under the parking lot near the north end. That location is difficult for Kwik Trip's fuel trucks to access, and it would also be impossible to install new tanks there without removing the existing canopy. Instead, the applicant would like to install the new tanks in the southwest corner of the parking lot, adjacent to the intersection of Moreland Blvd and Parklawn Drive. They also plan to modify the access driveway onto Parklawn Drive to make it right-out exit only so tanker trucks will be able to pull straight through the lot. Modifying the driveway will change the landscape areas, so the applicant has also included an updated landscape plan.

In addition to relocating the gas tanks, the applicant would like to move the diesel fuel pump under the canopy and reconfigure the customer parking spaces so they meet both ADA standards and City of Waukesha parking standards.

As part of this application staff requested that Kwik Trip add a masonry façade to the canopy supports. The applicant submitted revised plans showing a masonry façade similar to the one at the Kwik Trip location on West Ave.

Options & Alternatives:

[Click here to enter text.](#)



Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff Recommends approval of Final Site Plan and Architectural Review for Kwik Trip at 2302 E. Moreland Blvd with all Engineering Department Comments to be addressed.