



Store Engineering

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City of Waukesha
Doug Koehler
201 Delafield St. Rm 200
Waukesha WI

Application for Final Site Plan & Architectural Review

October 30, 2017

Mr. Koehler,

This letter is intended to accompany our submittal to the City of Waukesha for application for Final Site Plan & Architectural Review for the convenience store located at 2302 E. Moreland Blvd. We submit this in hopes that we can be included on the agenda for the plan commission on 11/22/2017. Included in this submittal are the following:

- Site Plan & Architectural Review Application
- (7) copies of colored floor plans
- (7) copies of colored building elevations
- (7) copies of ALTA survey (in lieu of site plan) We do not intend to do any site work other than modifying the existing fence and therefore do not have a site plan or landscaping plan as it will all remain in the condition it is now.
- (1) Copy of data sheets for pole & canopy light fixtures.
- Pictures showing existing store front & mechanical enclosure
- Pictures showing proposed screening fence type & color
- (1) Flash drive containing the digital copy of the submission
- Review fee of \$260

We will be converting the PDQ located at 2302 E. Moreland Blvd. Waukesha WI to a Kwik Trip convenience store. We plan on starting the remodel on 1/2/2018. The scope of work will include the following as it relates to the exterior of the building:

- We need to replace the front doors with taller & wider doors. The existing doors have 3'-0" x 6'-8" leaves. We can't fit some of the interior equipment that we want to use through doors that small. We are proposing to replace the doors with 3'-6" x 7'-2" doors. The doors are centered in a glazing storefront- so we will adjust the side & header glazing/transoms to fit the door in the opening. We will match the aluminum with the existing aluminum.
- We are proposing to close in the west storefront door. We will infill the bottom portion of the door with brick to match the adjacent brick & sill height, and will replace the top portion with a window/aluminum storefront to match the existing storefront system.
- The mechanical system is old & needs replacement. We will replace the rack and air handling condensing unit. The existing equipment is housed in a fenced off area to the north-east of the building. Our new rack and condenser will not fit within the fenced off area as it sits today. The rack needs 3' clear all around it, and there is an electrical transformer in the enclosure that also requires some clearances. We are proposing to increase the size of the enclosure by 13'-6" in length along the east side of the building. To get the proper air flow to the refrigeration rack, we will need to install 50% free area type screening. We are proposing to install 1 x 6 planks spaced out 1-1/2" apart to allow airflow through the slats. I have included a picture of this system on another Kwik Trip store to give an example of what this will look like.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

- We want to replace the canopy lighting. The existing fixtures are fluorescent, and we are proposing to retrofit those with LED. Please see attached for a fixture selection
- We want to replace the lot lighting. The existing fixtures are fluorescent, and we are proposing to replace them with LED fixtures. We will leave the existing poles and just replace the fixture. Please see attached for the cut sheet.
- We are proposing to have outside sales/storage of ice, propane, firewood and salt. The PDQ had 2 ice merchandiser, 2 propane cages, 1 firewood displays, a windshield washer chemical display and an Aquafina water display.
- We will be converting the signage from PDQ to Kwik Trip as part of this project. We will submit a sign plan & application for sign plan review.

Please feel free to contact me if you have any question about the enclosed submission, or if you need any additional information from Kwik Trip.

Sincerely,



Chris Nutini

Kwik Trip, Inc - Store Engineering

Project Manager

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