



City of Waukesha
Doug Koehler
201 Delafield Street
Waukesha, WI 53188

March 4, 2015

Mr. Koehler:

This letter is intended to accompany our submittal for our application to the City of Waukesha for the requested Certified Survey Map, Conditional Use Permit and site plan review for our proposed project at the southwest quadrant of Golf Road and N. Grandview Blvd.

Kwik Trip, Inc. is proposing the construction of a convenience store, retail facility, scale, and fueling (gas and side diesel) facility at the currently undeveloped site. Included in the submittal are copies (full, 11x17) of the site plan, grade plan, utility plan, and landscape plan.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 15-20 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Waukesha may have with our submission. Please feel free to call Troy Mleziva (608 792 7443) or myself with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'BFry', is written over the word 'Sincerely,'.

Bradford Fry
Store Engineering
608 793 6414



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."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés



**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted

Name of Project: KWIK TRIP #184

Address (If no address, location): SW CORNER OF GOLF RD AND N GRANDVIEW BLD

Applicant information:

Name: BRADFORD FRAY
 Company Name: KWIK TRIP
 Address: PO BOX 2107
LACROSSE WI 54602
 Phone: 608 793 6414

Owner information:

Name: BRADFORD FRAY
 Company Name: KWIK TRIP
 Address: PO BOX 2107
LACROSSE WI 54602
 Phone: 608 793 6414

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input checked="" type="checkbox"/> Certified Survey Map	\$150 + \$50/lot \$250
<input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input checked="" type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input checked="" type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input checked="" type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit 400.05 271.10
<input type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> Conditional Use for New or Substantially modified Mobile Service Facilities	\$300
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$150

** Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

DEADLINE FOR THE SUBMITTAL IS THE WEDNESDAY TWO WEEKS BEFORE THE MEETING BY 4:00 P.M.

INTERNAL USE ONLY

Amount Due: _____ Check #: _____ Amount Paid: _____ Rec'd By: _____

201 DELAFIELD STREET, WAUKESHA, WISCONSIN 53188-3633
 Phone 262/524-3750 Fax 262/524-3751
 www.ci.waukesha.wi.us

PLAN COMMISSION CHECKLIST COMMERCIAL and INDUSTRIAL PRELIMINARY PLAN REVIEW

- Four (4) full-size, (one of which must be in COLOR) and seven (7) reduced copies unless waived by the department. The reduced set of copies should include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.
- One digital copy of all plans (JPG or PDF) including the colored plans.
- Written Statement - A written statement containing a general description of the project, including ownership, the number of phases for development, if more than one, the number of buildings, the area of each building, and the number of parking stalls.
- Plat of Survey - A plat of survey by a registered land surveyor, showing thereon the exact net area of the site, and of each phase, if more than one phase.
- Site Plan. An accurate scale map of the proposed development at an engineers scale of at least 1" = 40' showing the following where applicable:
 - Existing topography referenced to City datum and platted at 2 foot contour intervals, except that five foot intervals may be accepted where warranted by extremes in topography. These contours must extend at least 20 feet onto surrounding properties;
 - All existing rights-of-way, easements, pavements, structures, utilities, drainage facilities, lot lines and natural features such as wooded areas, streams, ponds, wetlands, and floodplain;
 - Locations, dimensions and grades of all proposed structures, with each structure referenced to the building plans, and including (on drawing) the locations and grade of all buildings within 100' of property;
 - Proposed topography showing grading of all proposed roadways, drives, walks, parking areas, and stormwater management facilities;
 - Generalized landscaping plan showing areas to be planted and nature of plantings; and
 - General utility system plans, including sanitary sewer, storm drainage, water distribution, telephone, gas, and electric in sufficient detail to allow evaluation of their adequacy. The developer shall consult with the Engineering Department and the Water Utility for direction.
- Building Plans. Of sufficient detail to illustrate the architectural character of every building including the following:
 - Partial building elevation sketches indicating representative materials, finishes, and architectural style, with reference to all sides of every building;
 - Representative floor plans indicating layout of each floor.
- Review Fee. A review fee equal to \$300 plus \$15.00 per 1000 sq. ft. of floor area.

$$300 + \left(\frac{7110}{1000} \times 15 \right) = 406.65$$

$$200 + \left(\frac{7110}{1000} \times 10 \right) = 271.10$$

**SUSTAINABILITY CHECKLIST FOR NEW COMMERCIAL CONSTRUCTION MAJOR
RENOVATION**

PROJECT NAME: KWIK TRIP #184

DATE: 2015-3-2

SUSTAINABILITY CHECKLIST FOR NEW COMMERCIAL CONSTRUCTION MAJOR RENOVATION

PROJECT NAME: KWIK TRIP #184 **DATE:** 2015-03-02

SUSTAINABLE SITES	Notes	Notes
SUSTAINABLE SITES CONT'D		
Construction Activity Pollution Prevention	✓	Stormwater Quantity & Quality Design
Chapter 32 permit	✓	Chapter 32 permit
Site Selection	✓	Heat Island Effect-Nonroof
Not farmland	✓	50% shade in 5 years
Not lower than 5 feet above 100 year flood elevation	✓	Materials with SRI of at least 29
Protect species habitat	✓	Heat Island Effect-Roof
Not within 100 feet of wetlands	✓	High albedo roof surface
Not within 50 feet of water body	✓	Green Roof
Not previously parkland	✓	Light Pollution Reduction
Dev. Density and Community Connectivity		Indoor Lighting
Previously developed site	✓	Reduced lighting 11pm-5am
1/2 mile to basic services	✓	Meet ANSI/ASHRAE/IESNA standards
Pedestrian access to services	✓	Exterior Lighting
W/in 1/2 mile of dense neighborhood	✓	WATER EFFICIENCY
Brownfield Redevelopment		Water Use Reduction
Site documented as contaminated	✓	Toilets
Defined as brownfield by gov't agency	✓	Faucets
Alternative Transportation		Pretinse spray valves
Public Transportation Access	✓	Water Efficient Landscaping
Bicycle Storage & Changing Rooms	✓	Reduce water consumption by 50% for landscaping
Low Emitting & Fuel-Efficient Vehicles	✓	Use no potable water for irrigation
Parking Capacity	✓	ENERGY & ATMOSPHERE
Provide no new parking		On-site Renewable Energy
Sized to no exceed minimum zoning requirement		MATERIALS & RESOURCES
Preserve future parking in greenspace		Storage & Collection of Recyclables
Protect or Restore Habitat		Building Reuse
Limit site disturbance	✓	Construction Waste Management
Restore greenspace		Materials Reuse
Maximize Open Space	✓	Recycled Content
20% open space	✓	Regional Materials
Vegetated roof	✓	Rapidly Renewable Materials
25% Pedestrian oriented hardscape areas		
Wetlands or naturally designed pond		

Kwik Trip, Inc.
PO Box 2107
1626 OAK ST
LA CROSSE, WI 54603

Vendor # 500000214	Check Date 03/03/2015	Check Number 1015744		
Invoice	Date	Amount	Discount	Paid
CSM & CUP	03/03/2015	927.75	0.00	927.75
Total		927.75	0.00	927.75

Vendor Number 500000214

Check Number 1015744

DO NOT CASH THIS CHECK WITHOUT A GREEN BACKGROUND

Kwik Trip, Inc.

PO Box 2107
1626 OAK ST
LA CROSSE, WI 54603

FIFTH THIRD BANK
NORTHERN KENTUCKY

NO. 1015744

73-27
421

DATE 03/03/2015

PAY NINE HUNDRED TWENTY-SEVEN AND 75 /100 DOLLARS

AMOUNT \$*****927.75*

TO Waukesha City Of
THE 115 Delafield St
ORDER Waukesha WI 53188-3615
OF

Don Jettlow
Steve Jettlow
Authorized Signature

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈ 1015744⑈⑈042100272⑈ 748079504⑈⑈