



## 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

March 7, 2018

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 4/11/2018. Included in this submittal are the following:

- Site Plan & Architectural Review Application
- (4) Full-Sized Copies of the Site Plans
- (4) Half-Sized Copies of the Site Plans
- (1) Flash drive containing the digital copy of the submission
- Review fee of \$200

The scope of work will include the following as it relates to the site work:

- Replace the existing gas tanks with new tanks in a different location. The existing tanks are around 30 years old and are at the end of their useful lives. The tanks are located very close to the canopy. We won't be able to install the new tanks in the same hole without removing the canopy. Therefore, we are proposing to place the new tanks at a different location on the site.
  - We are proposing to relocate the existing diesel pump- which is located away from the canopy between the canopy and the curb closest to Moreland Dr. We propose to move the dispenser under the canopy at the far south end of the canopy.
- Reuse the existing canopy. We had it surveyed and it is still in pretty good shape.
- Modify the access point from Parklawn dr. This site is incredibly small, and we will have issues trying to get our gas tankers in/out of the site with the existing driveway configurations. We are proposing to make the access from Parklawn a Right-out, exit only. We are proposing to shift the access a little closer to Abbott than it is today as well.
- Add a single curb inlet basin at the access point off Abbott. The site slopes to that entry way, and the catch basin in the curb line will catch the water runoff from the site.
  - We propose to replace the existing manhole in the middle of the entry with a sumped catch-basin
  - We propose to add drain lines from the canopy directly to the storm sewer structure.
- Update the ADA accessibility of the site to include:
  - Restriping the lot & reconfiguring parking layout

### 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.*

- Removal of the existing accessible ramp on the east side of the store, regarding the area and making that area flush parking/sidewalk. The west portion of the storefront parking will remain with a step/curb from the parking lot to the sidewalk.
  - Remove the staircase from the site out onto Abbott dr. and replace it with an accessible ramp.
  - Accessible routes to the city sidewalk, gas pumps and air machine.
- Update landscaping in accordance with the landscaping plan enclosed.

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  
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Project Manager  
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