



City Of Waukesha  
Todd Koehler  
**Department of Community Development**  
City Hall, 201 Delafield St, Rm 200  
Waukesha, WI 53188

October 13, 2016

This letter is intended to accompany our application to the City of Waukesha for the Final Plan Commission Review for the property located at 1700 Pewaukee Rd, Waukesha WI 53188.

Kwik Trip has addressed the contingencies noted in the Preliminary Plan Commission. The Civil drawings have been updated to incorporate the comments, however there are a few comments that could not be addressed on the plans:

- 1) In response to comments:
  - a. Sheet C-200 Note 1:
  - b. Sheet C-600 Note 1:
  - c. Sheet C-601 Note 1:

Kwik Trip submitted a Post Closure Modification request to the DNR, dated 9/25/2016 to obtain approval to modify the hardscape onsite. We expect to obtain approval from the DNR to complete the work, but have not received it at this point to submit to the City for review. To show that this process is underway, a copy of the Post Closure Modification Request Cover Letter and Application to the DNR have been included. Once approval has been received, the documentation will be forwarded to the City for review.

- 2) In response to comments on Sheet C-100, Note 16:

Kwik Trip has developed a site specific Soil Management Plan and Ground Water Plan, which describes how contamination will be addressed and disposed of in accordance with regulations. In addition, Kwik Trip's environmental consultants, Pioneer Environmental Inc. will be onsite during all excavation and dewatering activities to evaluate soil/groundwater as it is encountered.

- 3) In response to comments on Sheet C-300, Notes 2 and 3:

Kwik Trip has hired an outside consultant to scope the sanitary and storm sewer laterals to the main. This work has not yet been completed because up until October 11, 2016, Kwik trip did not own the property. Kwik Trip has been in contact with the Engineering



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Department with the City, and has obtained direction for the formatting of the videos. This work will be completed in the following weeks, and submitted to the City for review.

4) In response to comments on Sheet C-100 Note 20:

Kwik Trip does not have a written construction inspection plan for the site, however there are a few quality control measures that are implemented on each project.

- 1) During any work involving excavation, soil movement or dewatering, an outside consultant will be onsite testing the soil/groundwater and addressing each per regulations.
- 2) Erosion Control measures will be inspected per the schedule on Pages C-100 and C-101
- 3) During any work involving placement of concrete, an outside testing agency will be onsite testing every 10 CUYD of concrete as it comes off the truck for slump, air entrainment, and temperature. In addition, five (5) cylinders will be cast per 10 CUYD for compression testing at 7 days and 28 days to ensure the concrete reaches full strength.
- 4) Kwik Trip hires a Professional Surveyor to shoot elevations of the site work including sidewalk heights/ slopes, paving heights and curb heights.
- 5) A Kwik Trip HVAC Specialist will be onsite to commission the HVAC system at the completion of the project to ensure the systems are operating to design standards.
- 6) Kwik Trip will have an onsite Superintendent who will continually monitor quality of the work going in place.

In all, Kwik Trip considers the scope of work to require limited critical construction inspections, as most of the alterations being done are architectural features. The building structure, footprint and roofing system will be mostly untouched. In the event that the City would require inspections above what we are proposing to perform, please notify me of the specific inspections the City would like to include and we will comply.

5) One of the concerns from the review board was in reference to the planting bed to the North of the building:

Kwik Trip intends to keep the majority of the planting bed intact at the location of concern. Unfortunately, to allow access to the shed, two (2) shrubs will have to be removed. Kwik Trip has included documentation of the existing planting bed and identified the two (2) shrubs that will be removed.



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Included in this submittal are the following Documents:

- Cover Letter
- Plan Commission Application
- Designer Comments to the Staff Report
- Cover Letter and Application for the Post Closure Modification Request
- Soil & Ground Water Management Plan/ Dewatering Plan
- Impact Assessment of the work Surrounding the North Planting Bed
- Storm Water Maintenance Agreement
- Four (4) full size sets of the following (one of which in color):
  - Survey by registered land surveyor
  - Civil and Architectural Drawing Sets
  - Signage Plan (Showing Building Elevations) (11" x 17" size is full sized/ scalable drawings)
- Seven (7) sets of the aforementioned plans 11" x 17" size
- Exterior light fixture cut sheets
- Shop Drawings of Proposed Shed
- One (1) CD copy of the aforementioned plans
- Review Fee

Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Waukesha may have with the submittal for the Project. Please feel free to contact me.

Sincerely,

Chris Nutini  
Kwik Trip, Inc - Store Engineering  
Project Manager  
608-793-5551  
[cnutini@kwiktrip.com](mailto:cnutini@kwiktrip.com)



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