



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 1434 Northport Drive

Name of Owner: Kwik Trip, Inc.

Address of Owner (if different than above): PO Box 2107, La Crosse, WI, 54602

Daytime Phone: 608-793-5921 Evening Phone: _____

Email Address: mfranzini@kwiktrip.com

Name of Applicant (Owner's Representative): Matt Franzini

Address of Applicant: PO Box 2107, La Crosse, WI, 54602

Daytime Phone: 608-793-5921 Evening Phone: _____

Email Address: mfranzini@kwiktrip.com

Description of Requested Variance:

Replacement of current gas station fuel pump canopies in their current locations.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: \$500.00
Receipt: 138668-0003
Filing Date: 03-21-2024
Received By: NJK
Parcel Number: 080925415980
Zoning District: N4X
Alder District: 18-Myadze

Hearing Date: 04-18-2024
Published Date: 04-11-2024
Appeal Number: LNDVAR-2024-00005
GQ: _____
Code Section(s): 28.104(8)(b)

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

Kwik Trip #963 has been a gas station convenience store with additional tenant in its current configuration for more than 20 years prior to the adoption of the Traffic Overlay zoning in January of 2023. Its configuration maximizes the property based on the building and zoning standards at the time it was first approved. The store building is set back on the north east corner of the property to provide parking and drive access for both the store and the gas station pumps to the west. Additionally, the underground fuel tanks are set to the northwest corner of the property which allows turn in and turn out access for semi trucks to refuel the tanks. Switching location of the pumps/tanks prevents semi trucks from navigating the site without hitting curb/canopys/pumps.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

This variance request is not contrary to the spirit, purpose, or intent of the Traffic Overlay zoning due to the size and configuration of the property. The property is located on a corner with the gas pumps located to the west side of the building property which has less traffic. This allows for easier access to the store for pedestrians and bicyclists from Northport Drive, which is busiest street front for the property. Moving the canopy further back would not improve access for pedestrians or cyclists entering from Northport Drive. This is with the spirit of the Traffic Overlay ordinance to the greatest extent possible for the current property configuration.

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

In order to meet strict compliance with the letter of the ordinance, the current store building would need to be razed and relocated on the south side of the property closer to the road, along with the canopy, pumps and tanks to be relocated on the north side property. This places an unnecessary and undue burden considering the scope of this project is to replace the gas pump canopy due to its age and condition.

-
4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

The request is to replace the existing canopy in its current location; the canopy has been in place for over 20 years. The newly adopted Traffic Overlay zoning would necessitate a redevelopment of the property including the building, canopy, gas tank and pump configuration to meet compliance with the Traffic Overlay zoning. Kwik Trip #963 is an existing gas station convenience store in its current configuration for more than 20 years prior to the adoption of the Traffic Overlay zoning in January of 2023.

-
5. The proposed variance shall not create substantial detriment to adjacent property.

In addition to the requested canopy replacement, there are new gas pumps and parking lot resurfacing planned as part of this overall maintenance project for Kwik Trip Store #963. These improvements will improve the look, safety, and use of the property. The current gas station and store configuration on the property has been in use for over 20 years and will not create a substantial detriment to adjacent property as there is no change in the use or increase in the intensity of the current use.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

Kwik Trip #963 has been a gas station convenience store in this location for more than 20 years. It is very compatible with and has been a part of this neighborhood for a long time. There are other gas stations along the street with a similar configuration to that of Kwik Trip Store #963. The proposed maintenance work will not result in a change in use or an increase in the intensity of the current use.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input checked="" type="checkbox"/>	<p>Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.</p> <p style="text-align: right;">Pre-app mtg. 03/18/2024</p>
<input checked="" type="checkbox"/>	<p>Site plan, drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred). <input type="checkbox"/> North arrow.
<input checked="" type="checkbox"/>	<p>Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).</p>
<input type="checkbox"/> N/A	<p>Interior floor plan of existing and proposed structure, if required. Most additions and expansions will require floor plans.</p>
<input type="checkbox"/>	<p>Front yard variance requests. Show the front yard setback of all other properties on the same block face.</p>
<input type="checkbox"/> N/A	<p>Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.</p>
<input type="checkbox"/> N/A	<p>Variance requests involving slope, grade, or trees. Show:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input type="checkbox"/>	<p>Email digital copies of all plans and drawings to: zoning@cityofmadison.com.</p>
<input type="checkbox"/>	<p>Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.</p>
<input checked="" type="checkbox"/>	<p>CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.</p>
<input checked="" type="checkbox"/>	<p>CHECK HERE. I acknowledge that any statements implied as fact require evidence.</p>

☒ **CHECK HERE.** City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature: Matthew Franzini Date: 3/18/2024

----- (For Office Use Only) -----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair:

Date:





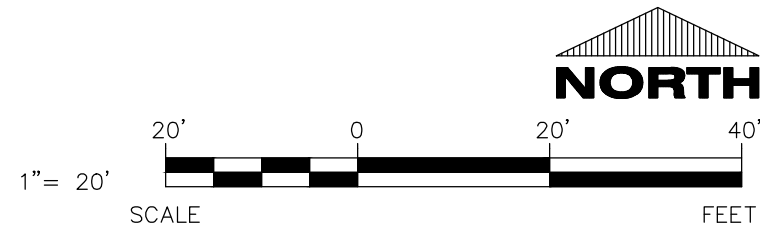
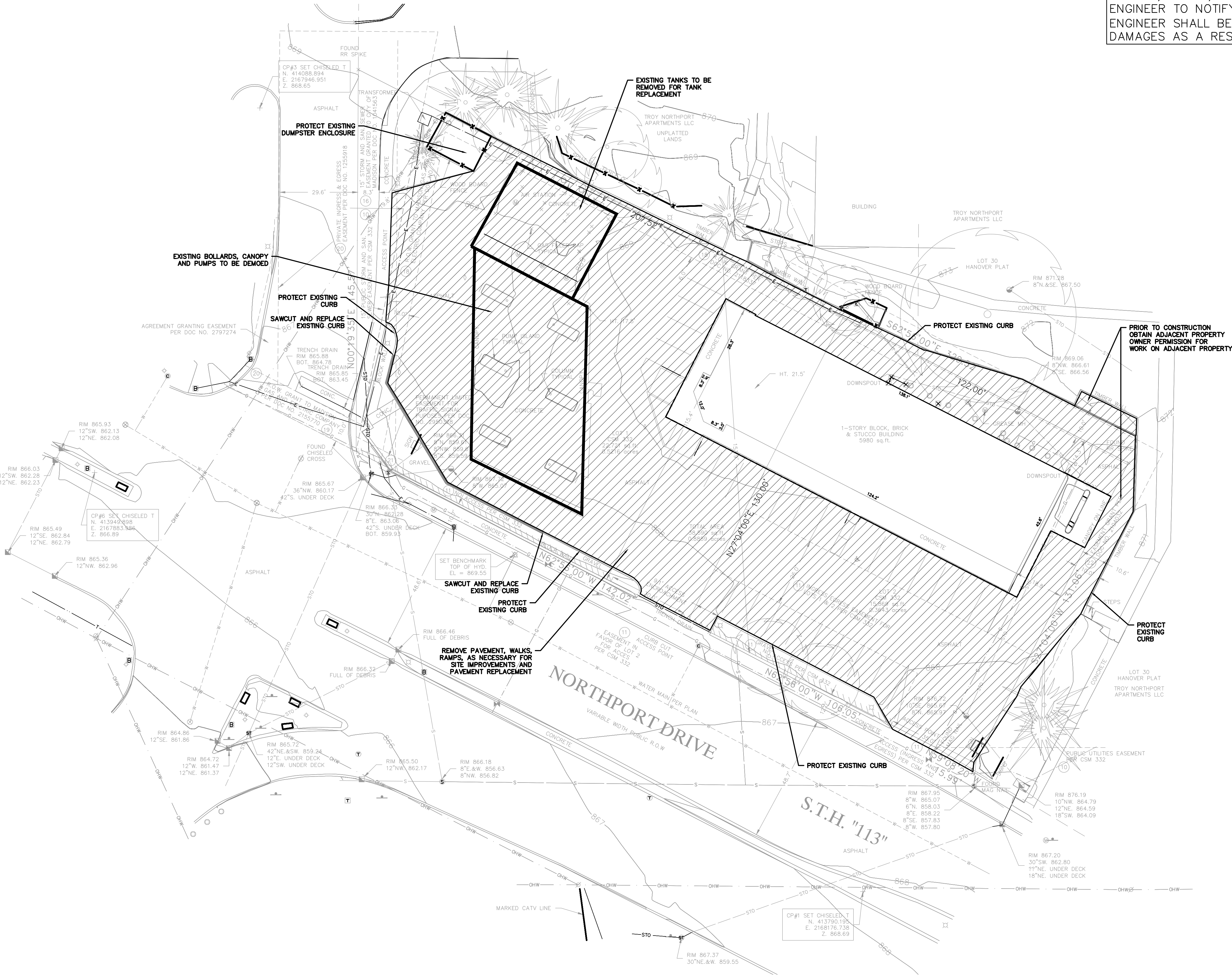






SPECIFICATION NOTE:
SEE SHEET C001 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

SURVEY NOTE:
ALTA/NSPA DATED AUGUST 28, 2017 USED AS EXISTING CONDITIONS.
ALTA/NSPS BY R.A. SMITH NATIONAL, INC. BY JOHN P. CASUCCI PLS
NO. 2055, (262)-781-1000. PRIOR TO CONSTRUCTION CONTRACTOR
SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS,
INVERTS, SEIZES, ETC. NOTIFY ENGINEER OF ANY DISCREPANCIES.
ENGINEER TO NOTIFY SURVEYOR AS NEEDED. FAILURE TO NOTIFY
ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY
DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.



CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

Kwik Trip

Kwik Star

PROJECT INFORMATION

PROPOSED FUELING REPLACEMENT:
KWIK TRIP #963
1434 NORTHPORT DR • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 18, 2024

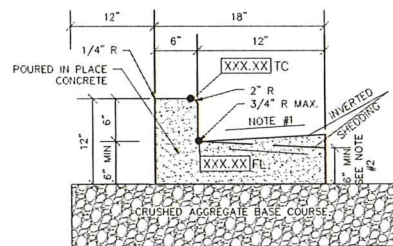
NOT FOR CONSTRUCTION

JOB NUMBER

240035200

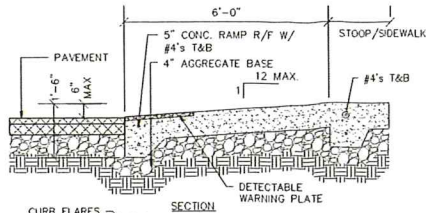
SHEET NUMBER

C020



- NOTE:
1. USE 4% OUTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



NOTE: ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF 0.50" MIN. TO 0.65" MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

CURB RAMP DETAIL
NO SCALE

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.89	38,590	
BUILDING FLOOR AREA	0.14	5,980	15.5%
PAVEMENT (ASP. & CONC.)	0.70	30,323	78.6%
TOTAL IMPERVIOUS	0.83	36,303	94.1%
LANDSCAPE/ OPEN SPACE	0.05	2,287	5.9%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.89	38,590	
BUILDING FLOOR AREA	0.14	5,980	15.5%
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LANDSCAPE/ OPEN SPACE	0.05	2,287	5.9%

SPECIFICATION NOTE:
SEE SHEET C001 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

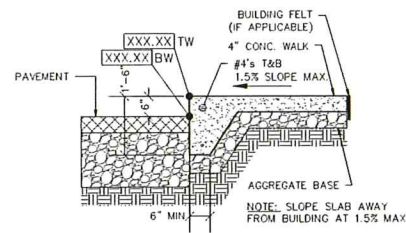
PROPERTY AREA: AREA = 38,590 S.F. (0.88 ACRES).
EXISTING ZONING: NMX (NEIGHBORHOOD MIXED-USE DISTRICT)
PROPOSED ZONING: NMX (NEIGHBORHOOD MIXED-USE DISTRICT)
PROPOSED USE: GAS STATION/STORE
AREA OF PAVEMENT REPLACEMENT: 28,902 S.F. (0.66 ACRES)
AREA OF SITE DISTURBANCE: 1,113 S.F. (0.03 ACRES)

SETBACKS: BUILDING: FRONT (S) = 5'
SIDE (E) = 10'
REAR (N) = 20'
REAR (W) = 0'

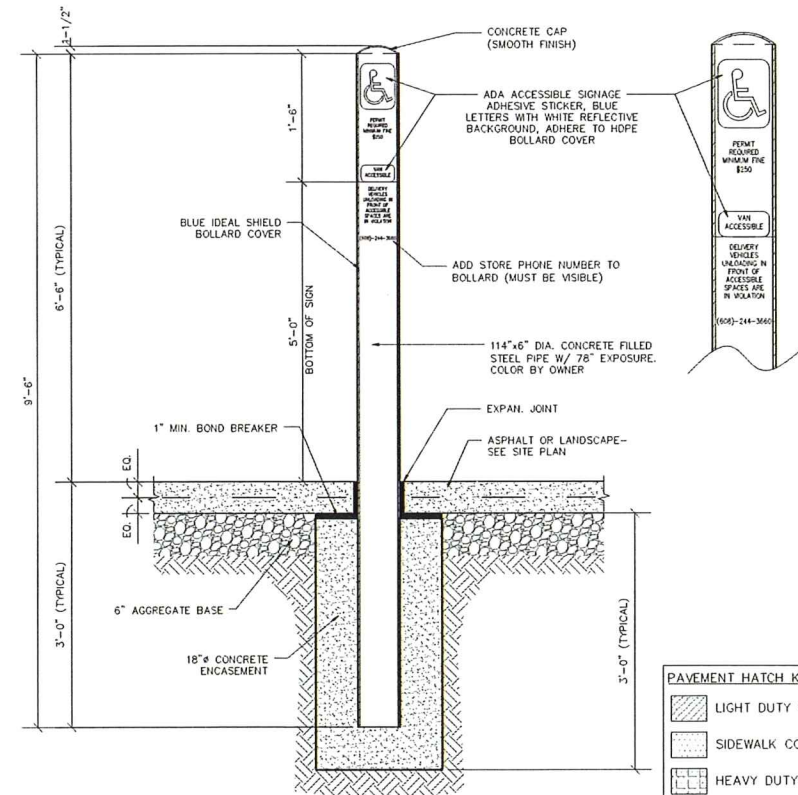
MAX. HEIGHT ALLOWED: 25'
PARKING PROVIDED: 24 TOTAL SPACES (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2

SITE PLAN KEYNOTES

- 4 LIGHT DUTY CONCRETE (TYP.)
- 5 HEAVY DUTY CONCRETE (TYP.)
- 9 RAISED WALK (TYP.)
- 12 CURB RAMP (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 19 HANDICAP BOLLARD (TYP.)
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 28 DETECTABLE WARNING PLATE
- 30 PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
- 31 FUEL DISPENSERS AND CANOPY TO BE REPLACED IN EXISTING LOCATION
- 32 FUEL TANKS TO BE REPLACED IN EXISTING LOCATION
- (X(X)) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

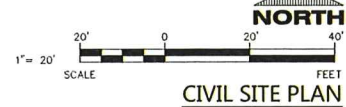


RAISED WALK DETAIL
NO SCALE



6" HANDICAP PIPE BOLLARD DETAIL
NO SCALE

PAVEMENT HATCH KEY:	
[Hatch Pattern]	LIGHT DUTY CONCRETE
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	HEAVY DUTY CONCRETE



100 Camelot Drive
Fond du Lac, WI 54935
920-928-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED FUELING REPLACEMENT:
KWIK TRIP #963
1434 NORTHPORT DR • MADISON, WI 53704

PROFESSIONAL SEAL



PRELIMINARY DATES

MAR. 6, 2024
MAR. 18, 2024

JOB NUMBER

240035200

SHEET NUMBER

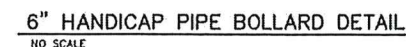
C100

Required 65.2'
Proposed 17.3'

Variance 47.9'

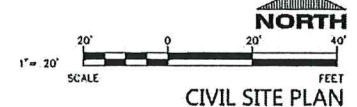


RAISED WALK DETAIL
NO SCALE



(X(X)) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO. () = QUANTITY IS 1

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Always a Better Plan
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Fond du Lac, WI 54935
920-928-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED FUELING REPLACEMENT:
KWIK TRIP #963
1434 NORTHPORT DR • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 6, 2024
MAR. 18, 2024

NOT FOR CONSTRUCTION

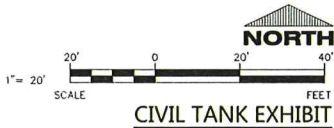
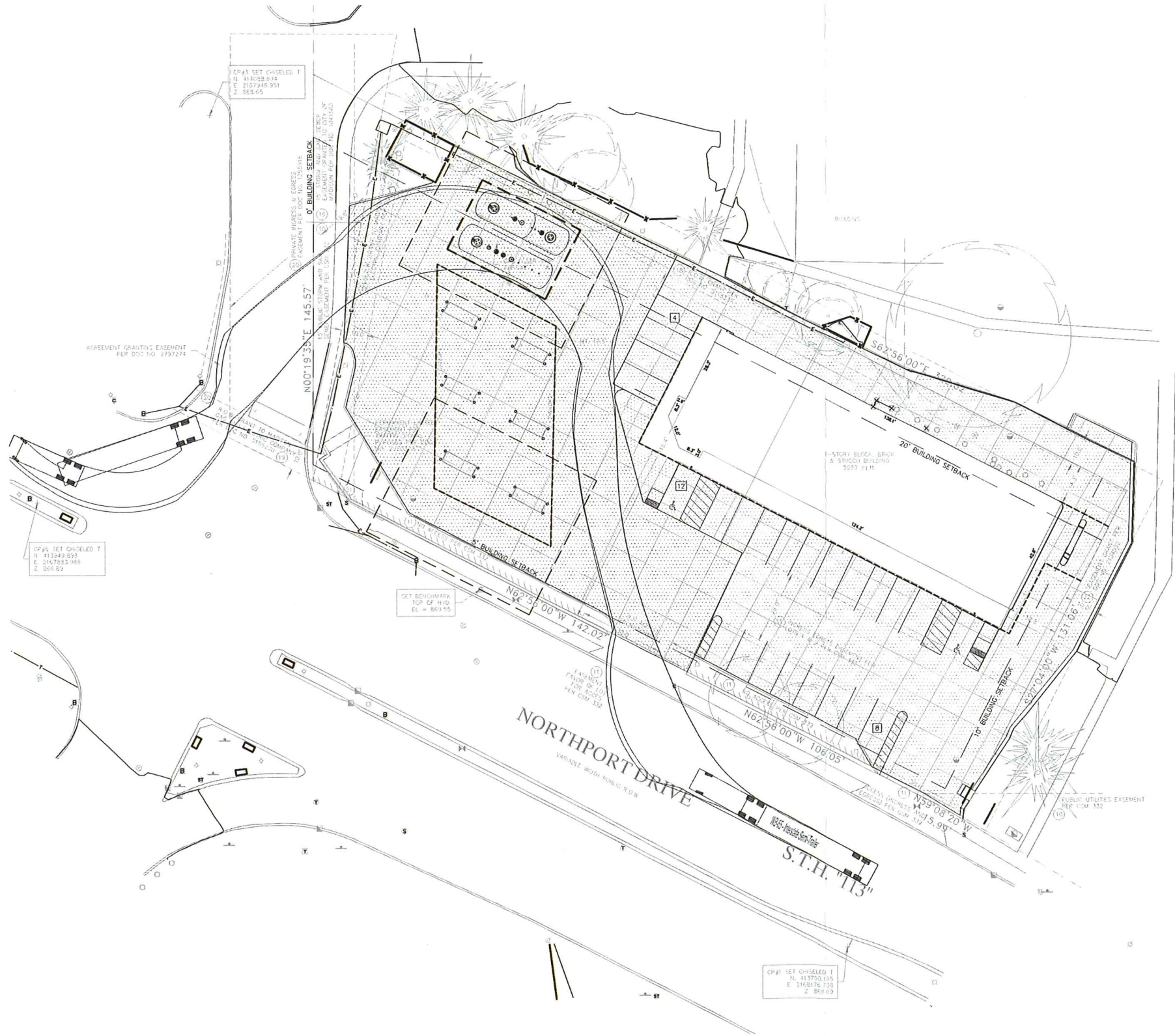
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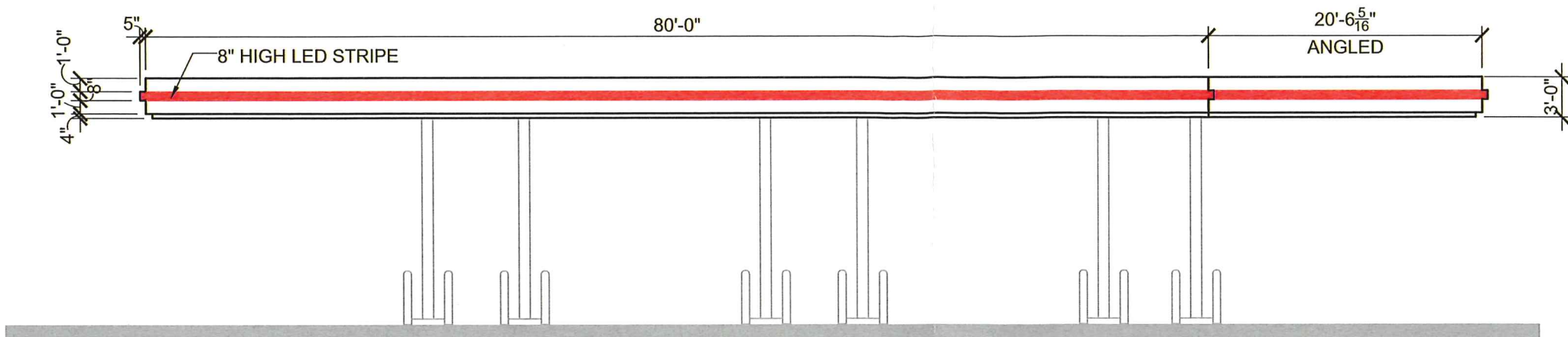
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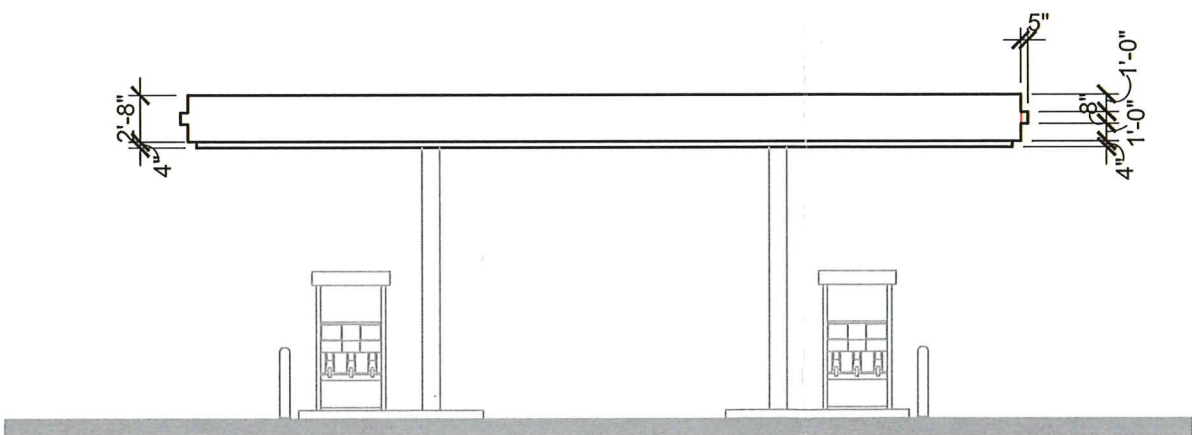
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CANOPY ELEVATION EAST
SCALE: 3/32" = 1'-0"



CANOPY ELEVATION NORTH
SCALE: 3/32" = 1'-0"

**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

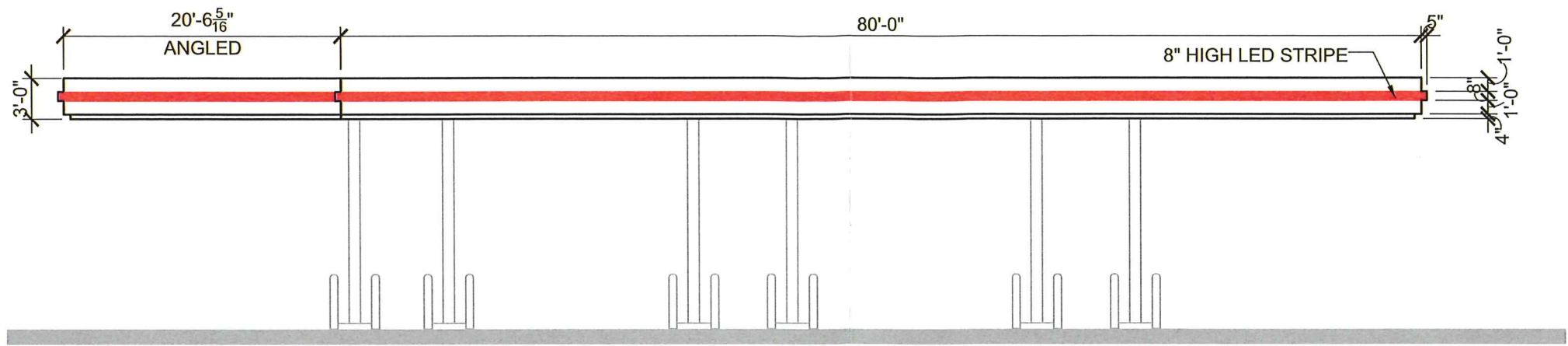
CANOPY SIGNAGE

CONVENIENCE STORE #963

1434 NORTHPORT DR
MADISON, WI

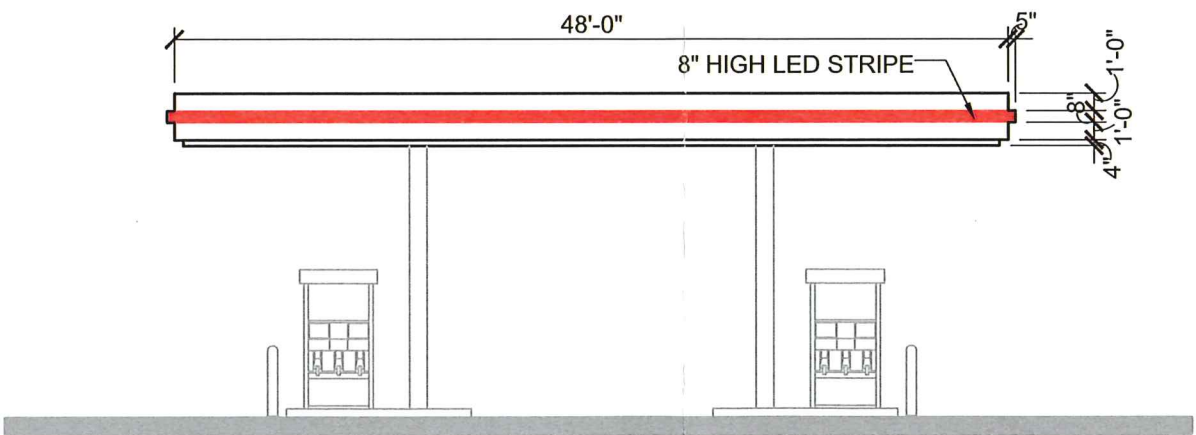
#	DATE	DESCRIPTION
1	02-28-2024	
2		
3		
4		
5		

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2024-02-28
SHEET	CA1



CANOPY ELEVATION WEST

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION SOUTH

SCALE: 3/32" = 1'-0"

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE

CONVENIENCE STORE #963

1434 NORTHPORT DR
MADISON, WI

#	DATE	DESCRIPTION
1		
2		
3		
4		

DRAWN BY

SCALE

PROJ. NO.

DATE

SHEET

KMK

MULTIPLE

0001

2024-02-28

CA2