

December 16, 2020

Letter of Intent

Project: Kwik Trip Store #1513 Renovations-Demo Permit
3401 University Ave
Madison, WI 53705
Excel Project No: 2028620

Kwik Trip, Inc. is requesting approval of an alteration to the existing conditional use permit for site improvements, building addition and building remodel of the existing Stop n Go convenience store and gas station located at 3401 University Ave. The property is zoned CC-T (Commercial Corridor-Transitional District) and Urban Design District 6. The proposed project is a permitted use in this district. The existing use is a convenience store and gas station and will remain as such in the proposed condition.

The existing convenience store will remain with a 1,044 SF addition proposed. This building addition is located outside the setbacks and easements. The building interior will be remodeled to meet Kwik Trip's needs and the building exterior and gas canopy will also be modified to include Kwik Trip branding with red and tan colors as detailed in the proposed colored elevations.

Site access will remain in the existing locations. New site concrete is proposed for the entire site to replace the existing failing pavement. Adequate parking will be provided with 9 spaces (1 handicap accessible) and 10 existing fuel pump spaces. The existing gas pumps will remain and the underground fuel tanks and lines will be replaced. Landscaping will be provided to meet zoning requirements. The area of site disturbance is 6,122 SF / 0.14 AC. The site does not trigger stormwater requirements as a redevelopment and impervious area is reduced with the development. An erosion control plan has been completed and will be submitted to the Department of Public Works. A new water service and sanitary line will be required to serve the addition. A grease interceptor will be added to treat wastes.

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 throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed. This project will be a multi-million dollar investment in the City of Madison. Not only in the physical improvements, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be approximately \$500,000 annually. Kwik Trip Inc. prides itself in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Madison may have with our submittal.

