



**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: <u>\$500.00</u>	Hearing Date: <u>04-18-2024</u>
Receipt: <u>138668-0003</u>	Published Date: <u>04-11-2024</u>
Filing Date: <u>03-21-2024</u>	Appeal Number: <u>LNDVAR-2024-00005</u>
Received By: <u>NJK</u>	GQ: _____
Parcel Number: <u>080925415980</u>	Code Section(s): <u>28.104(8)(b)</u>
Zoning District: <u>N4X</u>	_____
Alder District: <u>18-Myadze</u>	_____

# 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 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 undo 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 it's 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 over all 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><b>Pre-application meeting with staff.</b> 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;"><b>Pre-app mtg. 03/18/2024</b></p>
<input checked="" type="checkbox"/>	<p><b>Site plan</b>, 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"> <li><input type="checkbox"/> Lot lines.</li> <li><input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.</li> <li><input type="checkbox"/> Approximate location of structures on properties next to variance.</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features.</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred).</li> <li><input type="checkbox"/> North arrow.</li> </ul>
<input checked="" type="checkbox"/>	<p><b>Elevations</b> from all directions showing existing and proposed. Show the existing structure and proposed addition(s).</p>
<input type="checkbox"/> N/A	<p><b>Interior floor plan of existing and proposed structure</b>, if required. Most additions and expansions will require floor plans.</p>
<input type="checkbox"/>	<p><b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.</p>
<input type="checkbox"/> N/A	<p><b>Lakefront setback variance requests.</b> 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><b>Variance requests involving slope, grade, or trees. Show:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Approximate location and amount of slope.</li> <li><input type="checkbox"/> Direction of drainage.</li> <li><input type="checkbox"/> Location, species and size of trees.</li> </ul>
<input type="checkbox"/>	<p>Email <b>digital</b> copies of all plans and drawings to: <a href="mailto:zoning@cityofmadison.com">zoning@cityofmadison.com</a>.</p>
<input type="checkbox"/>	<p><b>Pay \$500 filing fee on or before submission deadline.</b> 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><b>CHECK HERE.</b> 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><b>CHECK HERE.</b> 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: \_\_\_\_\_





Kwik Trip

REGULAR  
MID-LEVEL  
PREMIUM

La Crosse  
Sign Group

Kwik Trip

Kwik Trip

Kwik Trip

Kwik Trip

NO CASH OR CREDIT ONLY













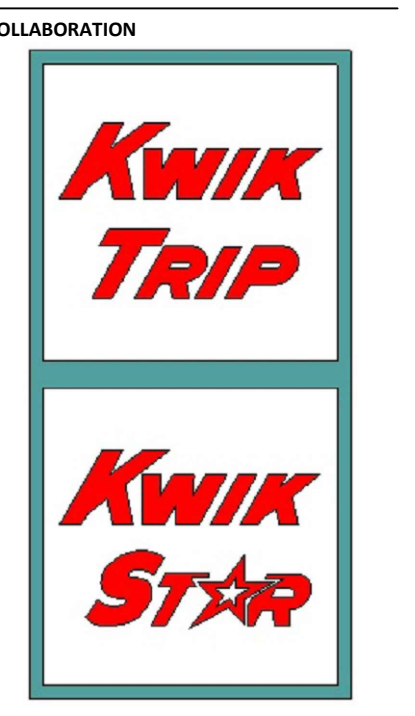
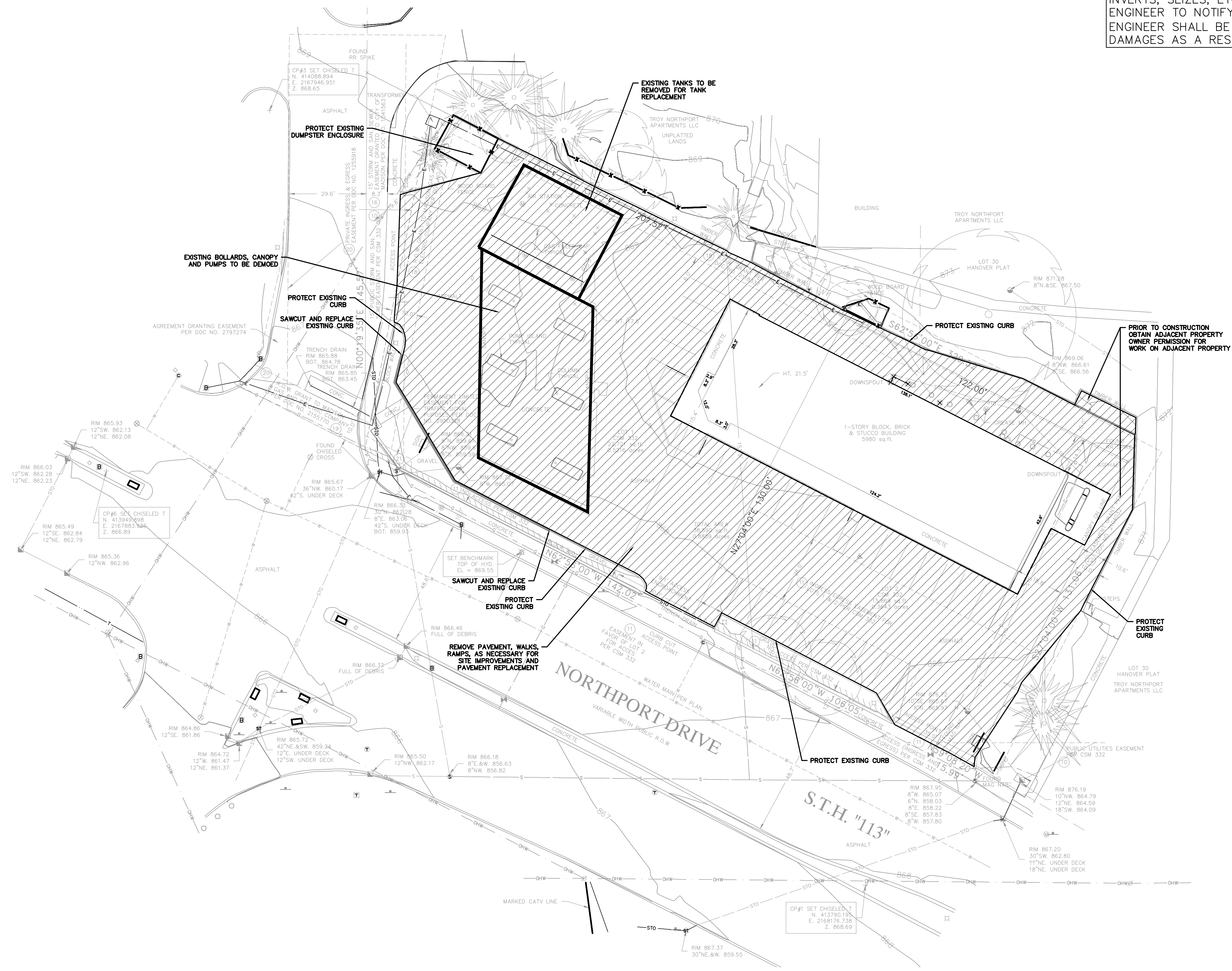






**SPECIFICATION NOTE:**  
SEE SHEET C001 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**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.



**PROJECT INFORMATION**

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

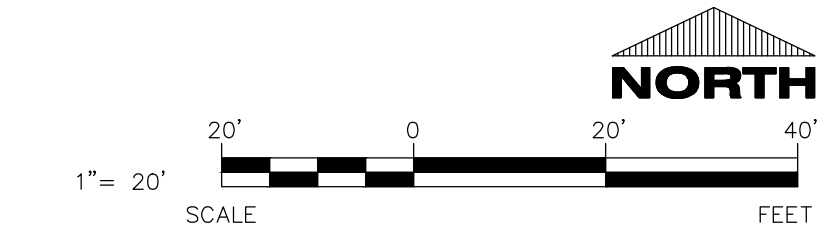
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
MAR. 18, 2024

**NOT FOR CONSTRUCTION**

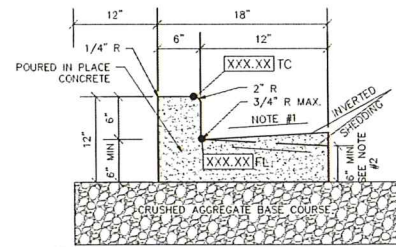
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240035200

**SHEET NUMBER**  
**C020**



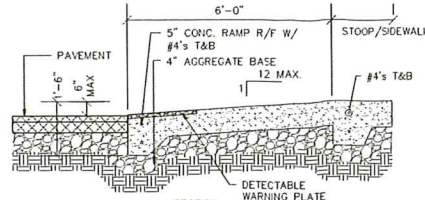
**CIVIL EXISTING SITE AND DEMOLITION PLAN**





- NOTE:
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
  - 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.
  - 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.

**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	
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**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'

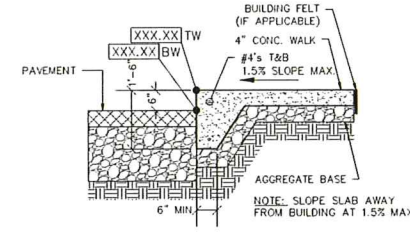
PARKING PROVIDED: 24 TOTAL SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2

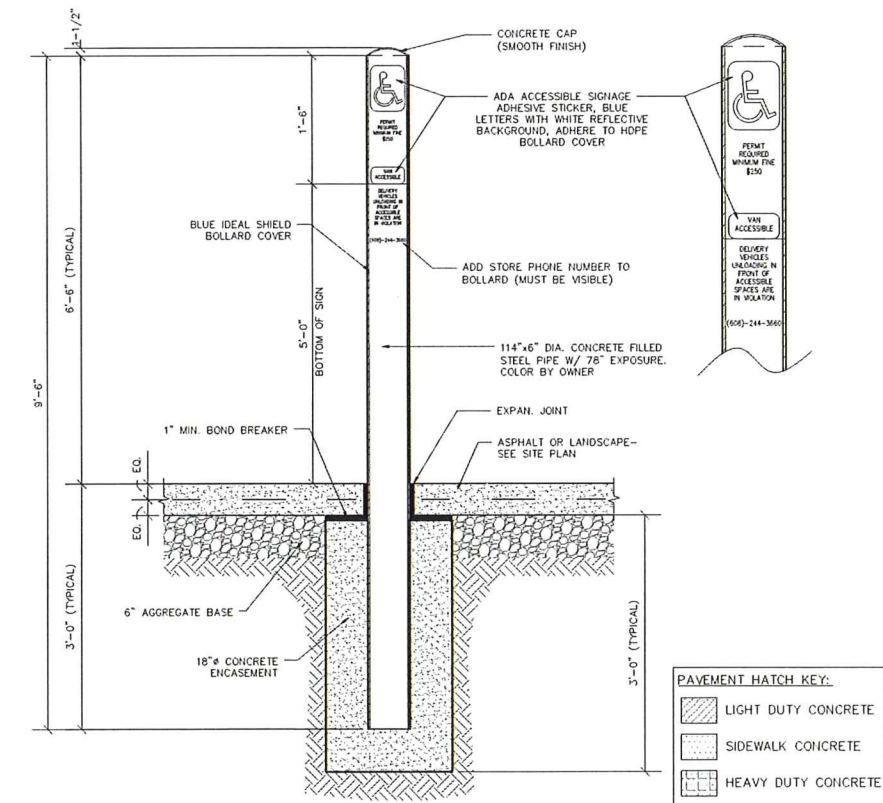
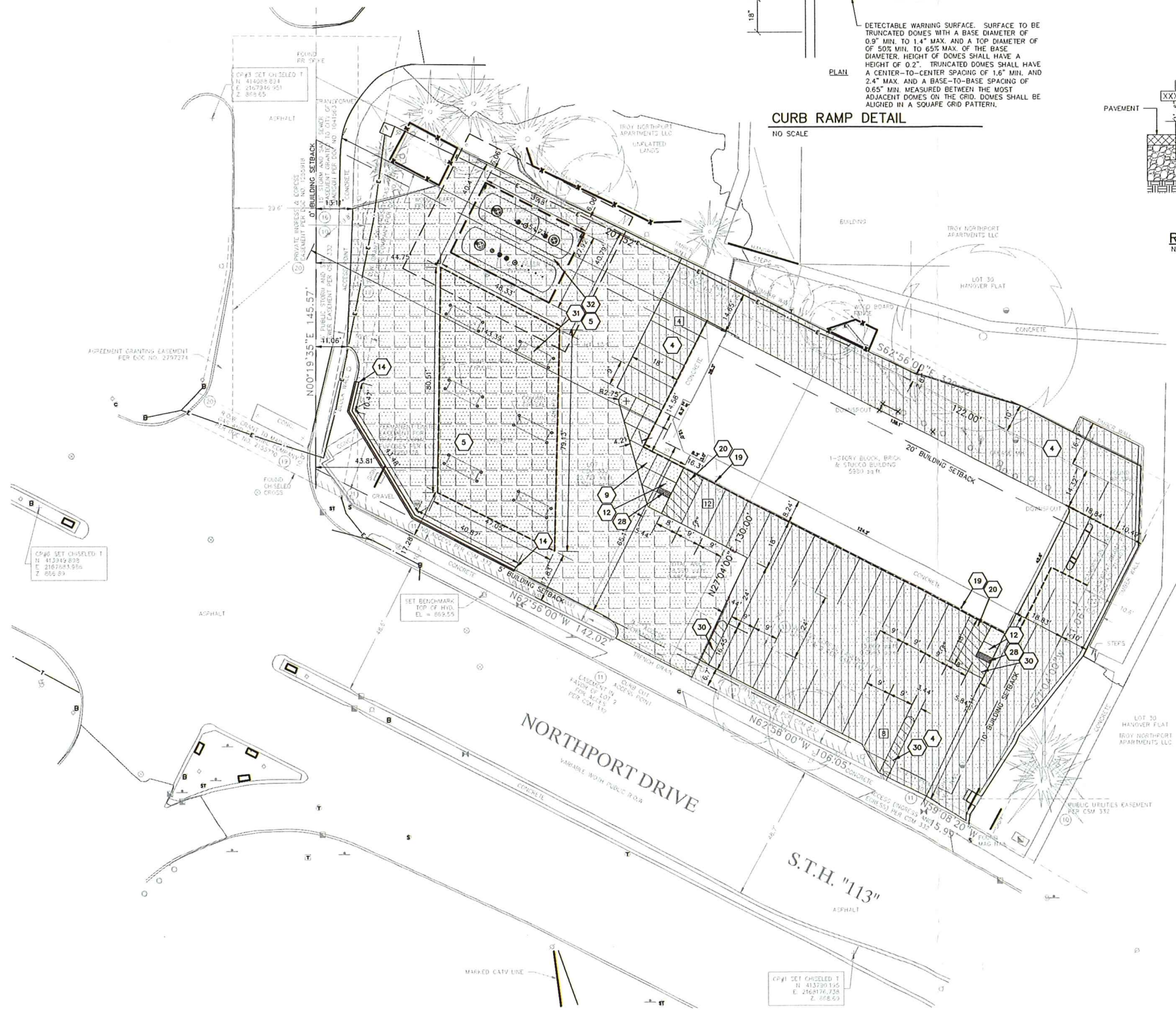
**SITE PLAN KEYNOTES**

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



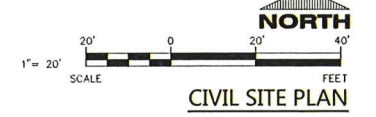
**RAISED WALK DETAIL**  
NO SCALE



**6" HANDICAP PIPE BOLLARD DETAIL**  
NO SCALE

**PAVEMENT HATCH KEY:**

[Hatch Pattern]	LIGHT DUTY CONCRETE
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	HEAVY DUTY CONCRETE



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

COLLABORATION

**Kwik Trip**

**Kwik Star**

**PROJECT INFORMATION**

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

PROFESSIONAL SEAL

**WISCONSIN**  
ERIC DRAZKOWSKI  
0000127-008  
POND DU LAC  
PROFESSIONAL ENGINEER

**PRELIMINARY DATES**  
MAR. 6, 2024  
MAR. 18, 2024

**NOT FOR CONSTRUCTION**

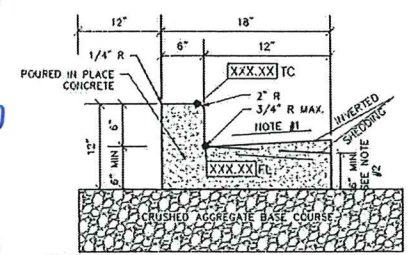
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**SHEET NUMBER**  
**C100**



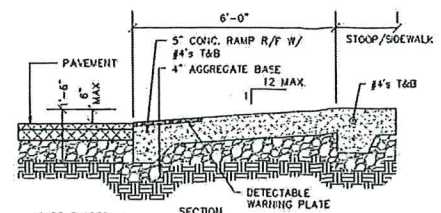
Gas Pumps and Gas Station Canopy for Convenience Store Located Between the Primary Street and Plane of Primary Street-Facade and Not Setback Equal to or Greater than Principal Building Setback

Required 65.2'  
Proposed 17.3'  
Variance 47.9'

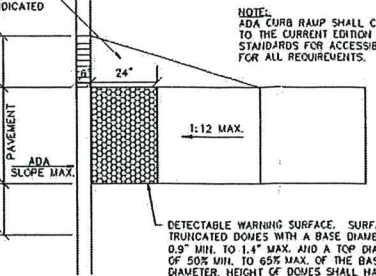


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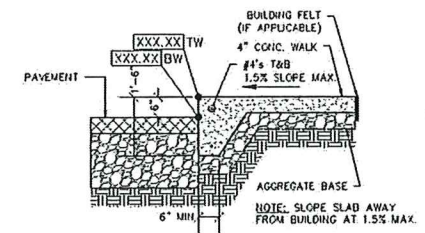
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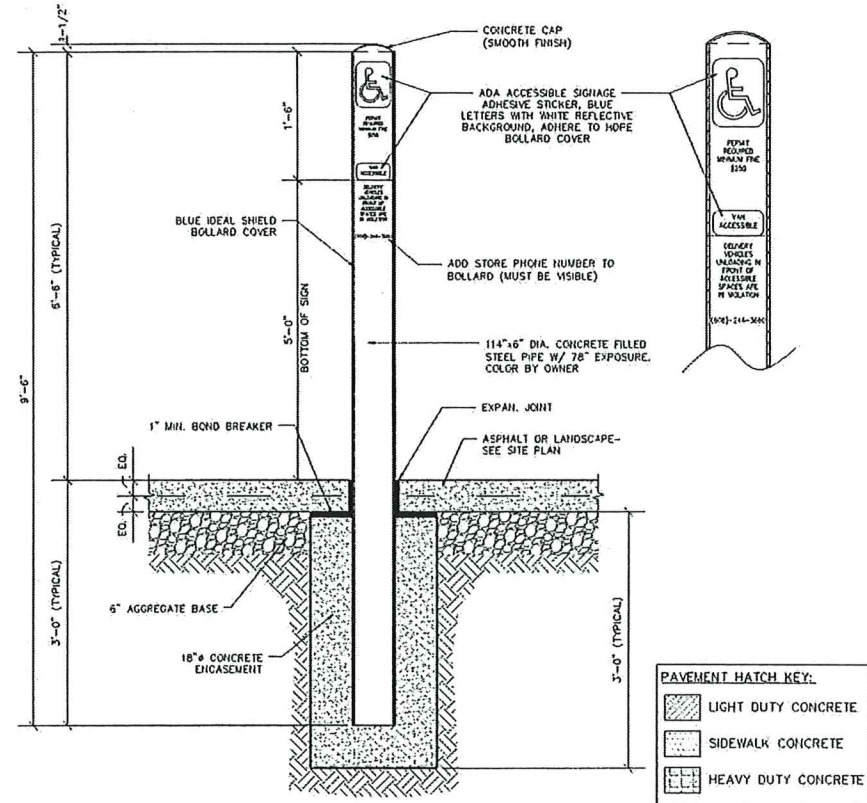
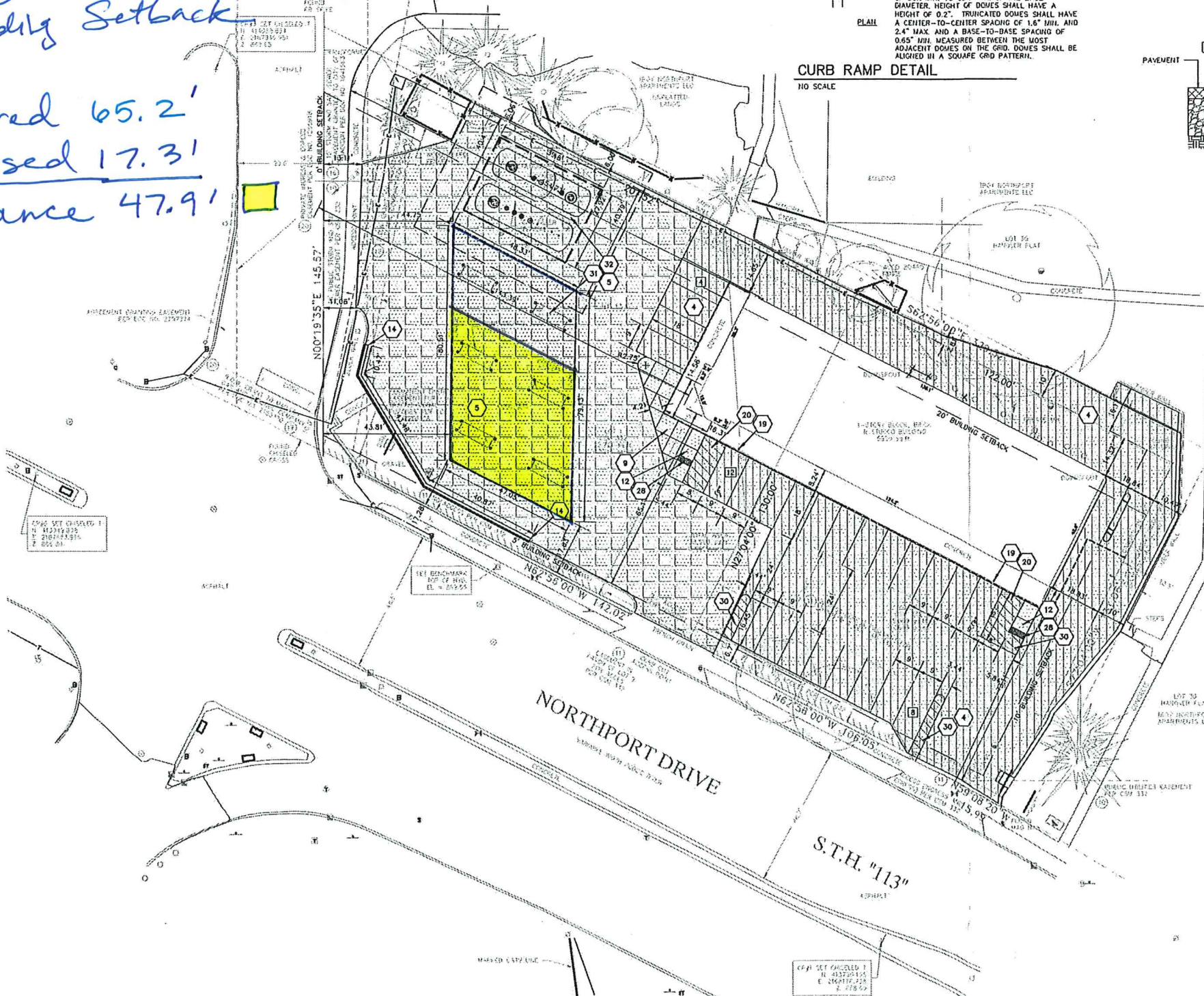
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IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO ( ) = QUANTITY IS 1



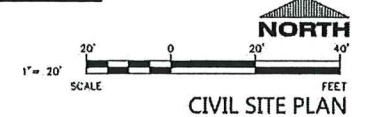
RAISED WALK DETAIL  
NO SCALE



6" HANDICAP PIPE BOLLARD DETAIL  
NO SCALE

**PAVEMENT HATCH KEY:**

[Hatch]	LIGHT DUTY CONCRETE
[Hatch]	SIDEWALK CONCRETE
[Hatch]	HEAVY DUTY CONCRETE



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excelengineer.com

**Kwik Trip**  
**Kwik Star**

PROJECT INFORMATION

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

PROFESSIONAL SEAL  
**ERIC DRAZKOWSKI**  
10060127-005  
WISCONSIN ENGINEER

PRELIMINARY DATES  
MAR. 6, 2024  
MAR. 18, 2024

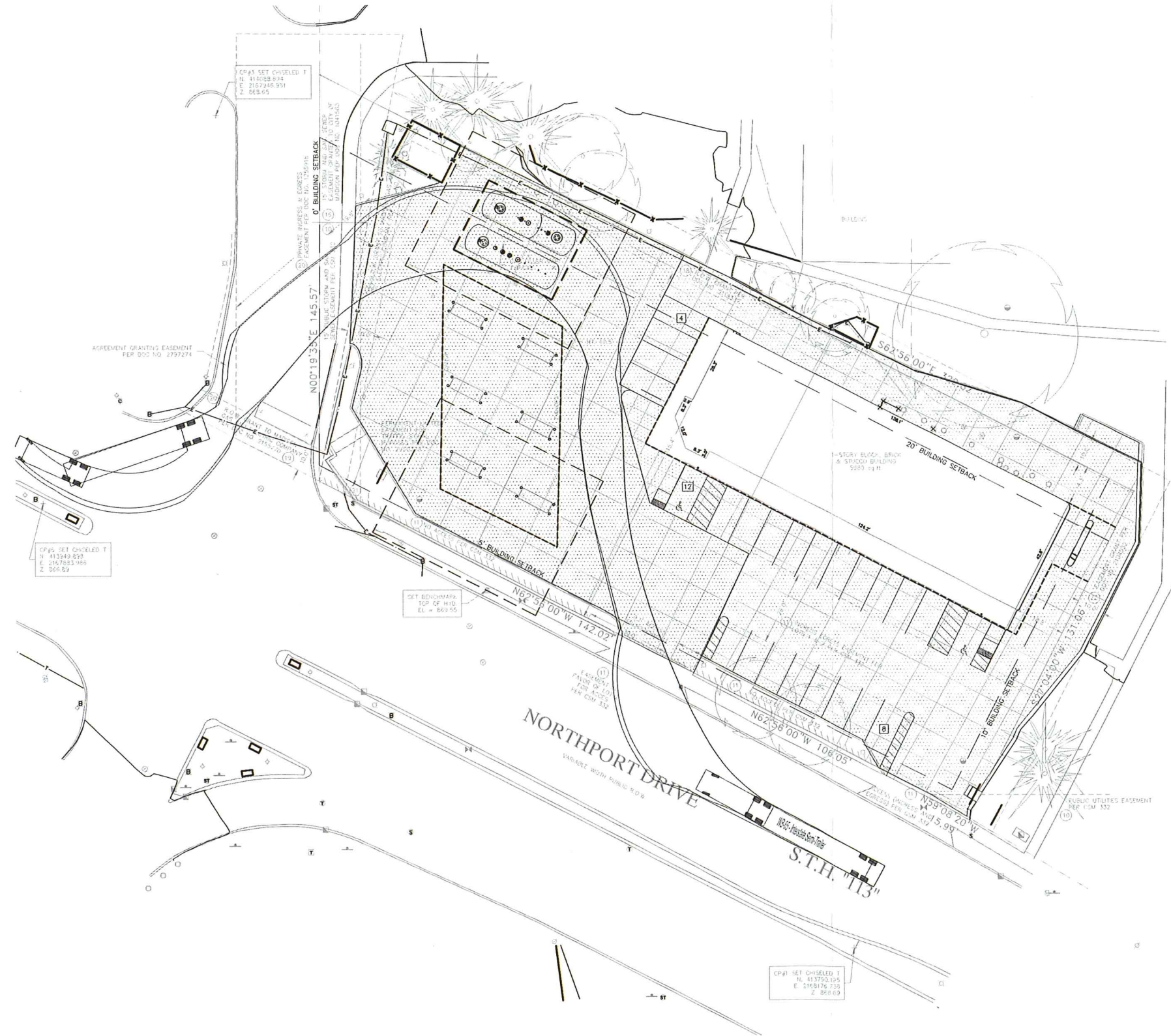
NOT FOR CONSTRUCTION

JOB NUMBER  
240035200

SHEET NUMBER  
**C100**



SPECIFICATION NOTE:  
SEE SHEET C001 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS



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



PROJECT INFORMATION

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**KWIK TRIP #963**  
1434 NORTHPORT DR • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES

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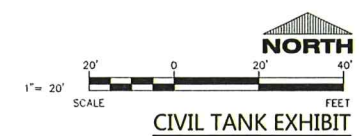
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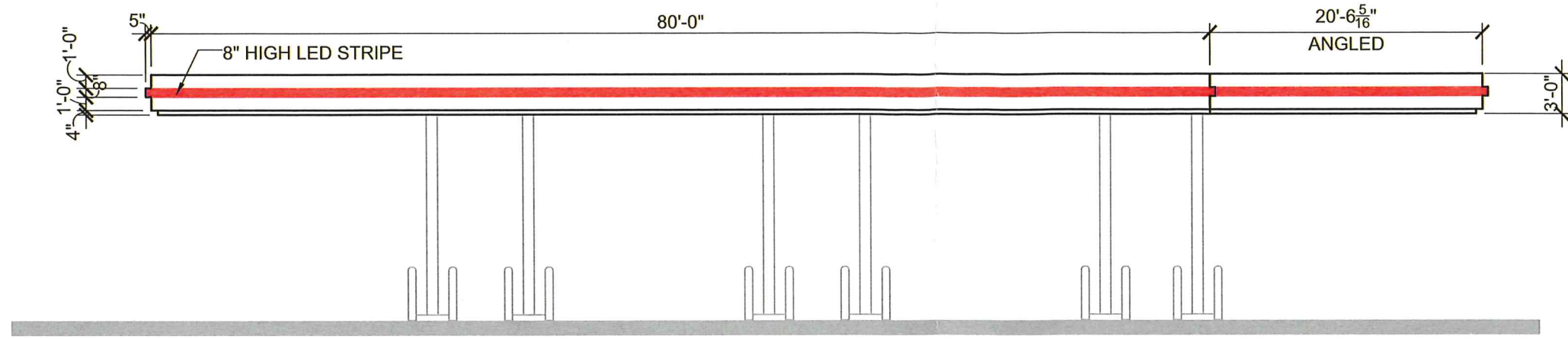
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SHEET NUMBER

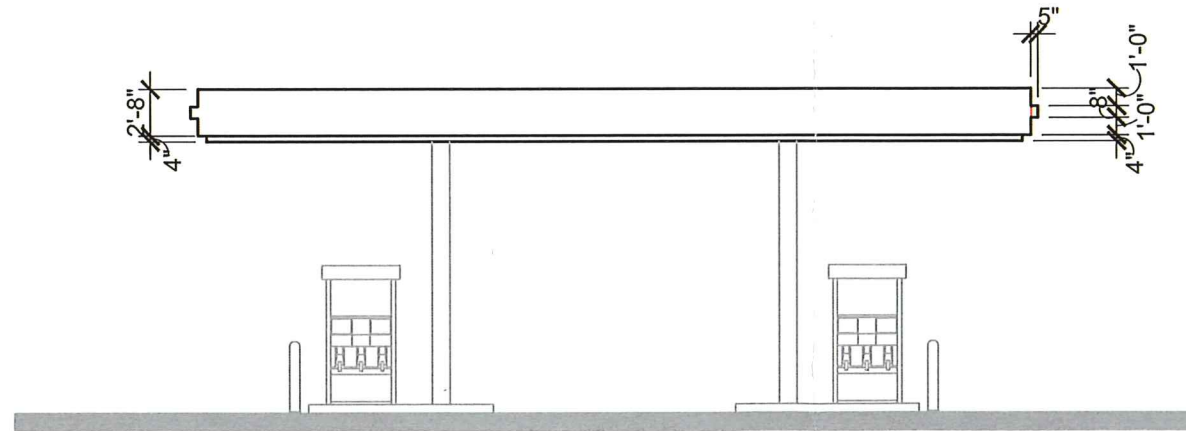
TE





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	

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



