



City of Madison

Proposed Demolition & Conditional Use

Location
4602 Cottage Grove Road

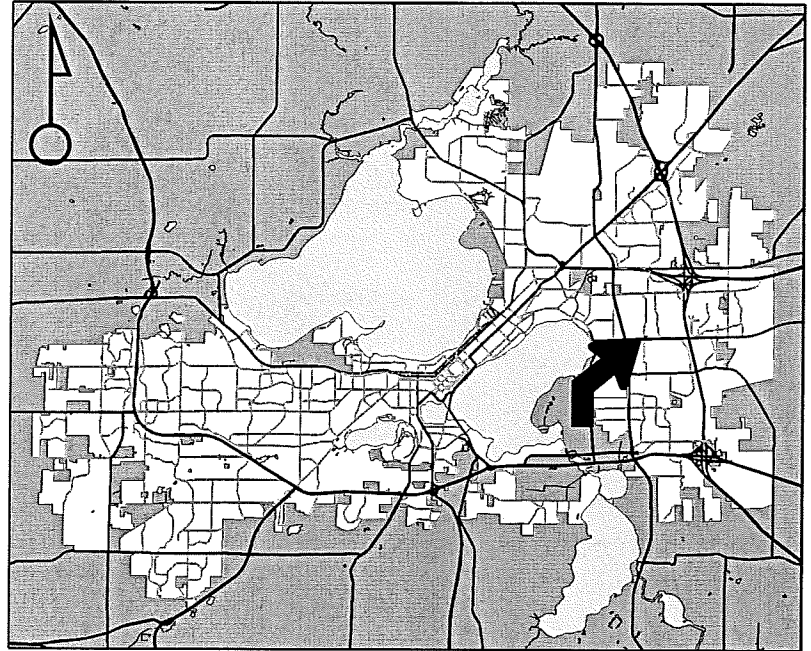
Project Name
Kwik Trip #155

Applicant
C.G. Groceries, LLC/
Jeff Osgood - Kwik Trip, LLC

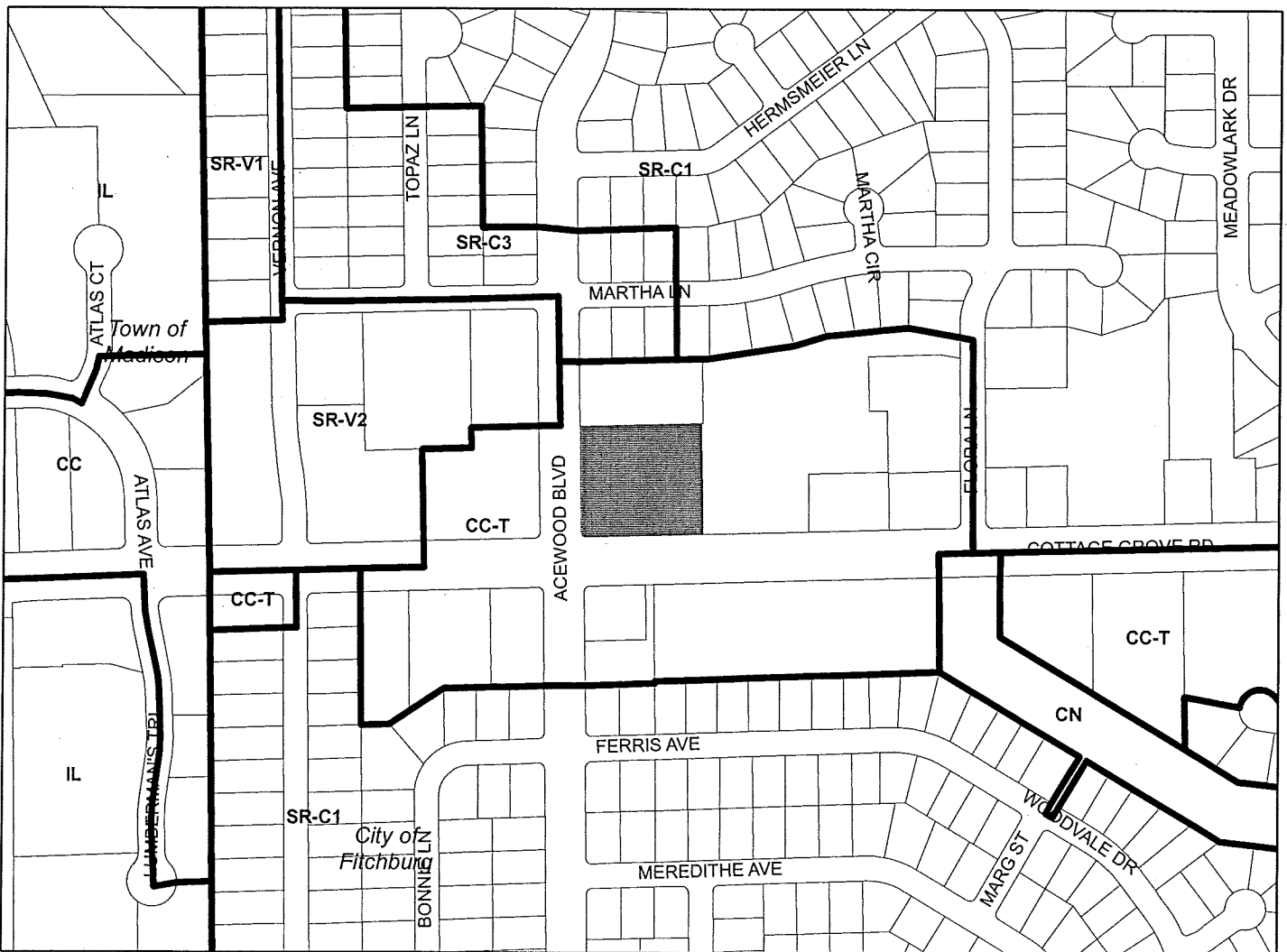
Existing Use
Former grocery store

Proposed Use
Demolish grocery store and construct
auto service station and convenience
store

Public Hearing Date
Plan Commission
18 April 2016

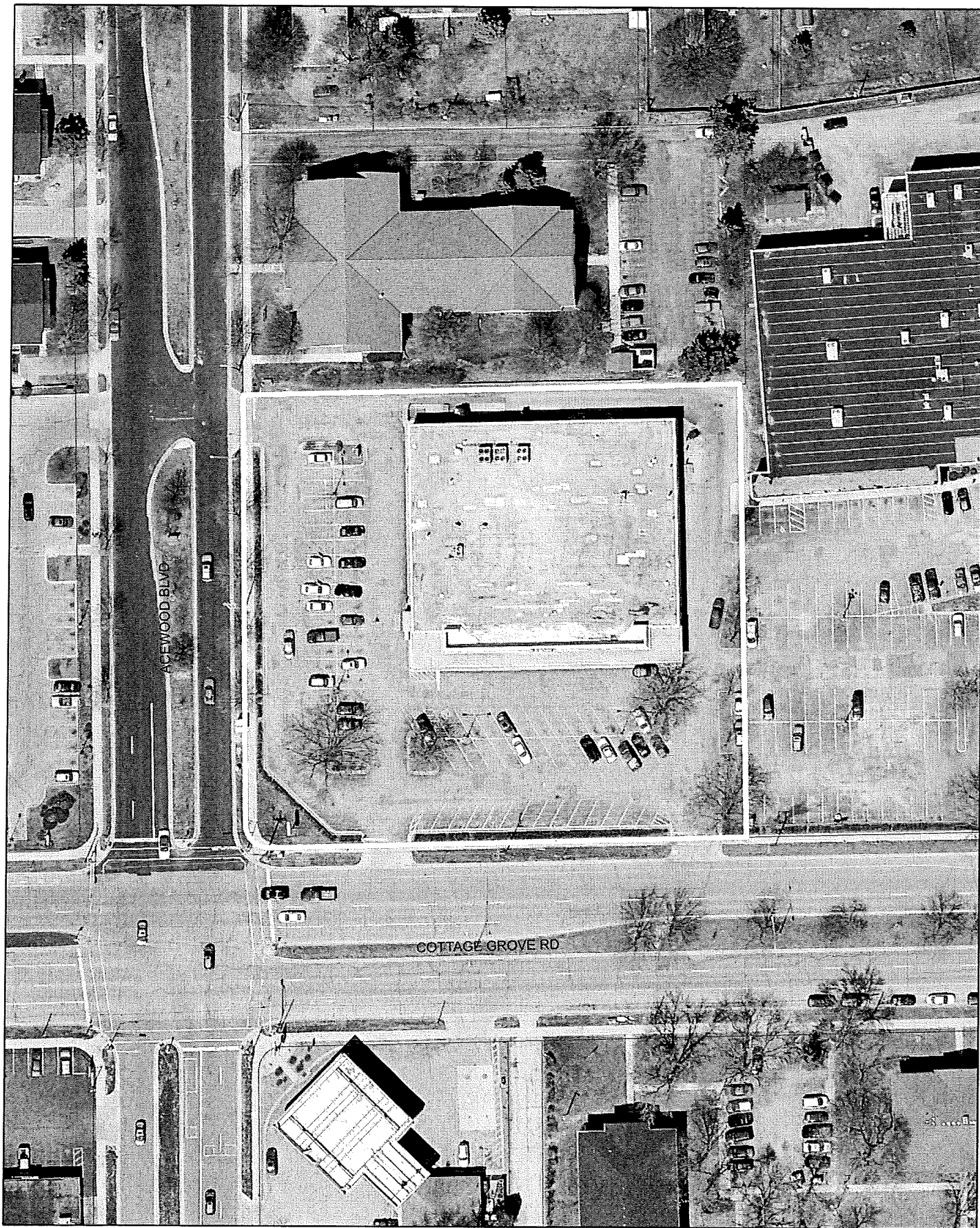


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 April 2016







LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	\$700 Receipt No. C12534-0003
Date Received	2/1/16
Received By	[Signature]
Parcel No.	0710-102-1314-9
Aldermanic District	3-Hall
Zoning District	CC-T
Special Requirements	OK
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: NORTHEAST CORNER OF COTTAGE GROVE RD + ALWOOD BLVD
 Project Title (if any): KWIK TRIP #155 (4602 Cottage Grove Rd)

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: JEFF OSGOOD Company: KWIK TRIP, INC

Street Address: 1626 OAK ST City/State: LACROSSE, WI Zip: 54602

Telephone: (608) 793-5547 Fax: (608) 793-6237 Email: josgood@kwiktrip.com

Project Contact Person: JEFF OSGOOD Company: KWIK TRIP, INC

Street Address: 1626 OAK ST City/State: LACROSSE, WI Zip: 54602

Telephone: (608) 793-5547 Fax: (608) 793-6237 Email: josgood@kwiktrip.com

Property Owner (if not applicant): C.G. Groceries LLC

Street Address: 3030 W. Highland Blvd. City/State: Milwaukee, WI Zip: 53208

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 7700 S.F. CONVENIENCE STORE w/ SEPARATE 4000 S.F. FUELING CANOPY

Development Schedule: Commencement 7/1/2016 Completion 11/1/2016

5. Required Submittal Information

All Land Use applications are required to include the following:

- Project Plans including:***
 - Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
 - Grading and Utility Plans (existing and proposed)
 - Landscape Plan (including planting schedule depicting species name and planting size)
 - Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
 - Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information: may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

HOTED NEIGHBORHOOD MEETING 12/16/2015 w/ ALDER PERSON ANANDA HALL

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: TIM PARRIS Date: 01/07/2016 Zoning Staff: MATT TADLOCK Date: 01/07/2016
01/07/2016 SCHEDULED PRT MEETING

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant JEFF OSBORN Relationship to Property: POTENTIAL OWNER

Authorizing Signature of Property Owner Paul C. Long, Co-trustee Date Jan. 26, 2016



City of Madison
215 Martin Luther King Jr Blvd
Madison, WI 23701

Letter of Intent

February 3rd, 2016

To whom it may concern,

This letter is intended to accompany our submittal for our application to the City of Madison for the requested Conditional Use Permit application for our proposed project at the northeast quadrant of Cottage Grove Rd and Acewood Blvd.

Kwik Trip, Inc. is proposing the construction of a 7200 s.f. convenience store with attached dumpster enclosure and 3800 s.f. fueling canopy at the currently vacant Sentry Foods site. Included in the submittal are 1 copy (8.5 x 11), 1 copy (Digital CD), 25 copies (11x17), and 7 (24x36) full size copies of all documents requested.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. 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: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and no other merchandising under the gas canopy or anywhere else onsite. The proposed store is projected to have between 25-30 full and part time employees, with 2-8 on staff at any given time. There are 8 total bike parking spaces as well as 29 general parking stalls including accessible parking stalls. We also included the parking adjustment worksheet. In order to operate efficiently and with the possibility of 8 stalls taken up by employees we will require more stalls.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. This prototype building is similar to the store we just opened up in the American Family Development without a carwash. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs excluding land and equipment is \$3,000,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Jeff Osgood'.

Jeff Osgood
Kwik Trip, Inc - Store Engineering
Development/Project Manager
608-793-5547
josgood@kwiktrip.com



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."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés



City of Madison
215 Martin Luther King Jr Blvd
Madison, WI 23701

Demo Permit Application

February 15th, 2016

To whom it may concern,

This letter is intended to accompany our submittal for our application to the City of Madison for the requested Demo Permit application for our proposed project at 4602 Cottage Grove Rd. It is the NE corner of Cottage Grove Road and Acewood Blvd.

Kwik Trip, Inc. is proposing demolition of the currently vacant building. Per the City of Madison Assessor's office this building was constructed in 1971. It was most recently a grocery store up until early part of the year 2014. Due to the closing of this business the building has deteriorated immensely and has not been maintained very well since its closing. The site as well has not been maintained and the existing pavement and other site elements need to be removed and be replaced.

Kwik Trip, Inc is proposing the construction of a 7200 s.f. convenience store with attached dumpster enclosure and 3800 s.f. fueling canopy. We will completely remove the existing building and any accessory structures as well as all existing pavement and sidewalks and to be replaced with new. The entire site will be graded and after all construction is complete we will increase the amount of pervious surface (green space and landscaped areas) from the previous site.

Included in the submittal are 1 copy (11x17), and 1 (24x36) full size copy of site, grading, landscaping plans, floor plans, building elevations and materials for the proposed future use of this site. Also included is 1 copy of existing interior and exterior photos.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. 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: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and no other merchandising under the gas canopy or anywhere else onsite. The proposed store is projected to have between 25-30 full and part time employees, with 2-8 on staff at any given time. There are 8 total bike parking spaces as well as 29 general parking stalls including accessible parking stalls. We also included the parking adjustment worksheet. In order to operate efficiently and with the possibility of 8 stalls taken up by employees we will require more stalls.

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Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Jeff Osgood
Kwik Trip, Inc - Store Engineering
Development/Project Manager
608-793-5547
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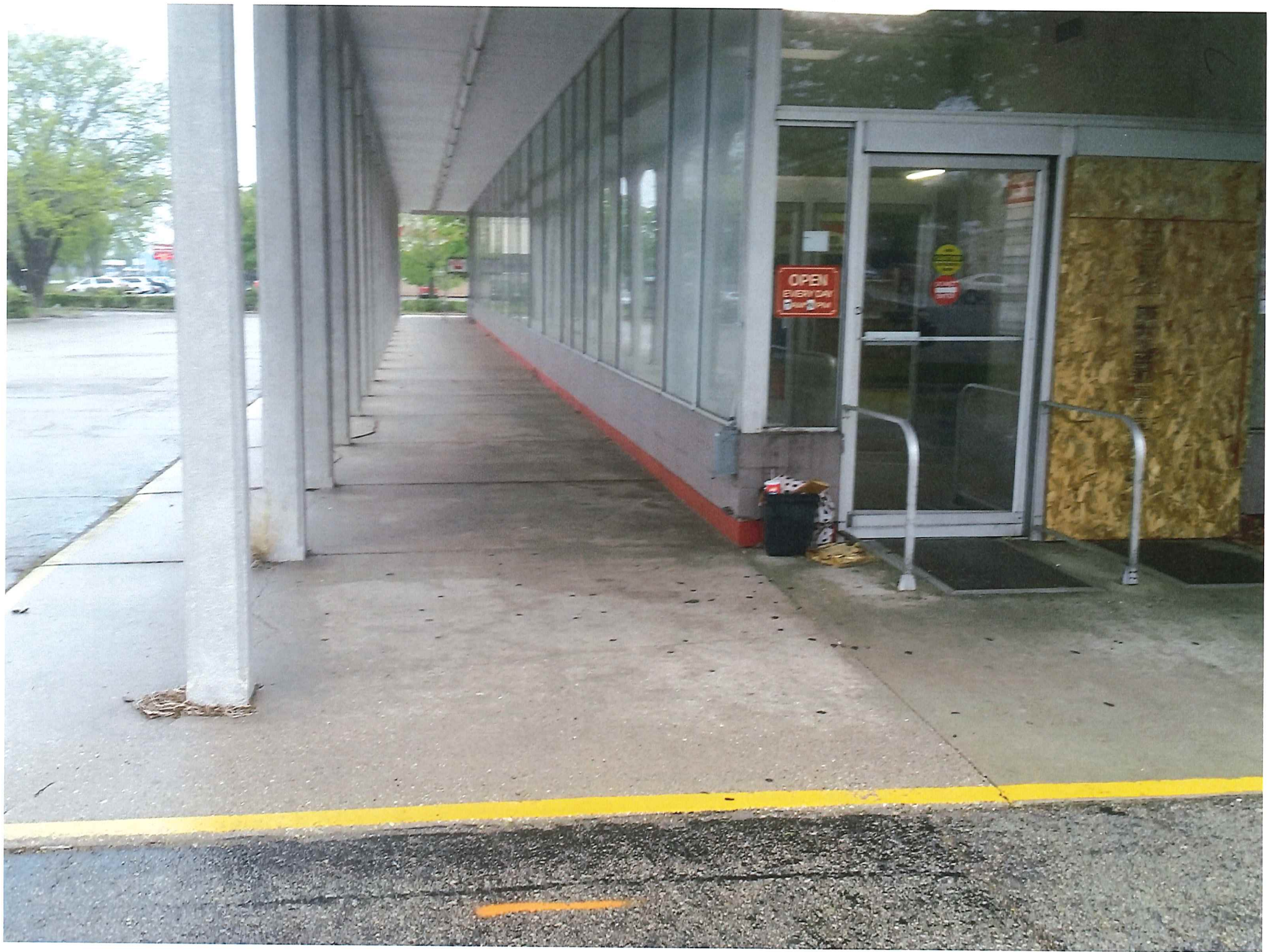
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