



## Store Engineering

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City of Madison – Planning Division  
Tim Parks  
215 Martin Luther King Jr Blvd  
Madison, WI 53701

August 14<sup>th</sup>, 2019

### Land Use Application - Site Plan Review Submittals

Mr. Parks,

This letter is intended to accompany our submittal for our application to the City of Madison for the requested Land Use Application and Site Plan Review Application for our proposed project located at the NW Corner of Cottage Grove Rd and New South Sprecher Rd. We are proposing building a new Retail Convenience Store w/ attached carwash with Fueling Canopy.

Kwik Trip, Inc. is proposing the construction of a 10,289 S.F. convenience store w/ attached 1-Bay Car Wash with an attached dumpster enclosure and separate Fueling Canopy. I have sent 28 hard copies and digital format via email of the documents per your request. If additional hard copies are needed please let me know and I will submit them right away. I have verified that the fee was Land Use Application \$700.00 and Site Plan Review \$150.00. Since this was under \$1000.00 limit it will be paid for by credit card.

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. However the neighborhood association had concerns of the carwash hours of operation. We would request if this is limited the hours of shutdown would be 11 p.m. through 6 a.m. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, Unleaded 88, 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 merchandising under the fueling canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

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. The prototype building is larger than previous years building. 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 is \$2,000,000.

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,

**Jeff Osgood – Development Manager - Store Engineering - Kwik Trip, Inc.**

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### 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.*