

December 16, 2020

Letter of Intent

Project: Kwik Trip Store #1511 Renovations-Demo Permit
4624 Monona Dr
Madison, WI 53716
Excel Project No: 2028580

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 4624 Monona Dr. The property is zoned NMX-Neighborhood Mixed Use and 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 1,589 SF addition proposed. 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 location. To allow for the building addition, the bike rack will be relocated to the southern side of the store per the Alder's recommendations. The dumpster will also shift further east towards the existing fence, allowing more efficient and safer delivery access to the north door especially during winter months for the drivers. A new sidewalk and asphalt/concrete drive replacement to E Dean Ave is proposed for storm sewer modifications for the proposed addition. Two southeast asphalt parking stalls will be replaced with pervious pavers to offset the added impervious area from the dumpster shift to stay below the required 75% impervious area per Zoning requirements and based on the direction from Planning staff. The existing parking will remain with 12 spaces (1 handicap accessible) and 6 fuel pump spaces. Landscaping will be provided to meet zoning requirements. The area of site disturbance is 6,231 SF / 0.14 AC.

Stormwater management will be reworked on site to meet the original design plans of a bio retention facility. This is addressed in a stormwater report that is being submitted to the Department of Public Works.

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.