



Store Engineering

PHONE 608-793-5555

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1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

April 5th, 2024

Planning Department
City of LaCrosse
400 LaCrosse Street
La Crosse, WI

RE: Kwik Trip 762 La Crosse

To whom it may concern:

This letter is intended to accompany the submittal to the City of La Crosse for requested exceptions to standards submittal and Certified Survey Map to combine parcels. Please accept this letter as our request to be placed on the next available Meeting Agendas. We are requesting an exception to allow parking closer to the street than the building and to allow the building to be built further back in the site instead of the code location at front yard building setback line.

Kwik Trip, Inc. is proposing the construction of a new Gen 3 convenience store with attached carwash, 8-dispenser auto fueling canopy, and detached dumpster enclosure. The existing store will remain open while the new store is built on the former motel property.

Operations

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, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (three 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.

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.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, two new monument signs, existing pylon sign and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million dollar investment in the City of La Crosse. Not only in the physical improvements and re-development of a blighted parcel, but also an investment of approximately 20 new permanent jobs in the City for a total of 40-50 permanent jobs. The projected payroll here is estimated to be approximately \$700,000 annually.

Community Partner

We pride ourselves 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 La Crosse may have with our exception request and CSM. Please feel free to call or email with any questions you may have.

Sincerely,



Nate Byom
Development Manager
Store Engineering
nbyom@kwiktrip.com
608-791-7448

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)



MULTI-FAMILY HOUSING DESIGN
COMMERCIAL DESIGN

Applicant (name and address):

Havit Trip, Inc.
1626 Oak St., LaCrosse, WI 54601

Owner of site (name and address):

Havit Trip, Inc.
1626 Oak Street, LaCrosse, WI 54601

Architect (name and address), if applicable:

Vantage Architects, Inc.
750 N. Third Street, Suite F, LaCrosse, WI 54601

Professional Engineer (name and address), if applicable:

Sunde Engineering
10830 Nesbitt Ave South, Bloomington, MN 55437

Contractor (name and address), if applicable:

Address of subject premises:

2627 Rose Street, LaCrosse, WI 1133 West Gray St

Tax Parcel No.: 17-10355-20

17-10264-35

Legal Description:

See ALTA Survey

Details of Exception Request:

E2 - Parking can't be closer to street than building U - Local Business
K6 - Buildings must be built to the front yard setback

Please explain why the standards of this ordinance should not apply to your property:

Convenience store customers want to access the fueling & speakers
with clear line of site for safe efficient internal circulation. Standard
side layout is with parking in front of store - a change would require a
different store design which doesn't follow our standard so the customers
know what to expect at a Havit Trip - regardless of location.

REQUEST FOR EXCEPTION TO STANDARDS

MULTI-FAMILY HOUSING DESIGN STANDARDS (Sec. 115-511 Review Procedures) OR COMMERCIAL DESIGN STANDARDS (Sec. 115-549 Review Procedures)

All requests for exceptions to the standards shall be requested in writing with the original design review request for approval.

DEADLINES:

Requests for Exceptions must be filed no later than 5:00 p.m. on the Friday preceding the regularly schedule Common Council meeting. The application (Request) will not be considered until the following month due to publication (Class II) and property owner notification requirements.

FEES:

All requests shall be accompanied by cash or check (payable to City Treasurer) in the amount of \$300.00.

NOTICE:

Owners of record within a two hundred (200) foot shall be given notice of the review hearing not less than seven (7) days prior to the Judiciary & Administration Committee meeting.

MEETINGS:

Any request for exceptions shall be routed to the Design Review Committee, City Plan Commission, Judiciary and Administrative Committee and Common Council for consideration and final determination as a legislative enactment.

Committee	Meeting Date/Time
Design Review Committee*	
City Plan Commission* 4:00 p.m. in the Council Chambers	Monday,
Judiciary & Administration Committee* 6:00 p.m. in the Council Chambers	Tuesday,
Common Council (Final Action) 6:00 p.m. in the Council Chambers	Thursday,

* attendance recommended.

What other options have you considered and why were they not chosen:

Building in backwards - would require undesirable access points, blind corners around building and existing store would need to be closed at start of construction instead of the phased construction

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

This matches the adjacent properties layout, makes the site layout safer and more efficient.

Please explain the granting of the requested waiver(s) is consistent with the spirit and intent of the Ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

It will match the commercial building layout on this corridor and the existing store that is being rebuilt. The granting of the requested waiver will allow the redevelopment of the property.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.

Arden Byn - Kwik Trip Dev Manager
(signature)

608-791-7448 (telephone) 4/5/24 (date)

nbvorn@kwiktrip.com
(email)

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 5th day of April, 2024, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Stacy A. Meardle
Notary Public
My Commission Expires: 2/3/26

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 10th day of April, 2024.

Stacy Meardle
plan manager

Signed: _____
Director of Planning & Development

