

FEE: \$500.00

VILLAGE OF ALLOUEZ

PLANNED DISTRICT DEVELOPMENT PROJECT

TO: BUILDING INSPECTOR  
VILLAGE OF ALLOUEZ  
BROWN COUNTY, WISCONSIN

Please take note that the undersigned, on the 6th day of March, 2015 petitioned the Allouez Building Inspector for preliminary approval of a Planned Development Project within the Village of Allouez. The owners and developers of the proposed project are as follows: (Names and addresses of all owners and/or developers must be listed herein.)

Kwik Trip, Inc.

1626 Oak Street

La Crosse, WI 54602

The legal description of the site location for the proposed project is: (Give full legal description.)

1910 South Webster Avenue, Lot 1, Claim 14

Allouez, Brown County, Wisconsin - see attached ALTA survey

In compliance with Village Ordinance, the petition fee of \$500.00 is attached hereto.

Signed

Steve / h  
Owner

Signed

Steve / h  
Petitioner

Date

3/6/2015

Date

3/6/2015

THE PETITIONER SHALL BE RESPONSIBLE FOR PROVIDING ALL DESIGN DRAWINGS, DATA, DOCUMENTS, SITE INFORMATION AND ENGINEERING AS REQUIRED BY CHAPTER 11.25 PLANNED DEVELOPMENT DISTRICT, VILLAGE OF ALLOUEZ ZONING ORDINANCE.

**DEVELOPER CHECKLIST FOR  
PLANNED DEVELOPMENT DISTRICT  
PRELIMINARY APPROVAL**  
(\$500 required application fee)

Name of project: Kwik Trip #174  
Address of project: 1910 South Webster Avenue  
Name of developer: Kwik Trip, Inc. Name of owner: Kwik Trip, Inc.

*\*\*For a project to be considered for the Planned Development District (PDD) process, this checklist must be completed and submitted with the requested items listed below, required fees, and the Planned Development District application as stated in Village ordinance 11.25.*

The applicant shall provide the following information in adequate detail to satisfy the plan commission in its recommendation regarding preliminary approval of a PDD. All site plans and subsequent revisions must be dated and drawn to an engineering scale no greater than one (1) inch equals one hundred (100) feet. Complete site plans shall include the following:

- ☒ One (1) full size plan set.
- ☒ Fifteen (15) eleven (11) inches by seventeen (17) inches plan sets.

All plan sets shall include the following information:

- ☒ A statement describing the general character of the intended development.
- ☒ An accurate map of the project area, prepared by a registered surveyor, showing the nature and, use, and character of neighboring properties.
- ☒ A general development plan of the proposed project showing the following information in sufficient detail:
  - \_\_\_ The pattern of public and private roads, driveways, and parking facilities.
  - \_\_\_ The size and location of lots.
  - \_\_\_ The type, size and location of structures.
  - \_\_\_ The location of sanitary and storm sewer lines, water mains, and lighting.
  - \_\_\_ The location of recreational and open space areas reserved or dedicated for public uses such as a school, park, etc.
  - \_\_\_ General landscape treatment.
- ☒ Statistical data on the size of the development, residential density, ratio of various land uses, economic analysis of the development, and any other data pertinent to the evaluation of the criteria listed in the above item, as defined in 11.25(G):
  - \_\_\_ Character and Intensity of Land Use.
  - \_\_\_ Economic Feasibility and Impact.
  - \_\_\_ Engineering Design Standards.
  - \_\_\_ Preservation and Maintenance of Open Space.
  - \_\_\_ Implementation Schedule.

- ☒ Architectural drawings and sketches illustrating the design and character of proposed structures.
- ☐ If applicable, a general outline of the rules and regulations , deed restrictions, and private provision of common services of a property owner association in which the proposed project would be located in.
- ☒ An accurate drawing showing the location, size, height, type and design of all exterior signs.
- ☒ A preliminary storm water management plan.

Contact Information:

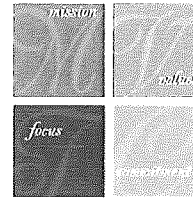
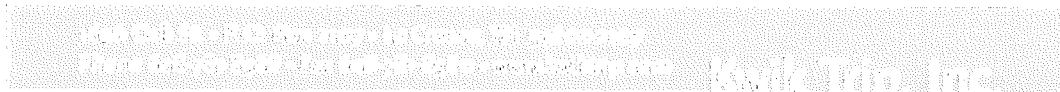
Administrator, Brad Lange  
Allouez Village Hall  
1900 Libal Street  
Green Bay, WI 54301-2453

Phone: (920) 448-2800

Fax: (920) 448-2850

Email: [brad@villageofallouez.com](mailto:brad@villageofallouez.com)

Forms for a Planned Development District and details pertaining to the Allouez Village ordinances may be found at the Village website: <http://www.villageofallouez.com/>



Village of Allouez  
Brad Lange, Administrator  
1900 Libal Street  
Green Bay, WI 54301-2453

March 06, 2015

Mr. Lange:

Kwik Trip, Inc. is requesting to be placed on the March 23<sup>rd</sup> Planning Commission agenda for consideration of a Planned Development District Approval for our proposed project at 1910 South Webster Avenue.

Kwik Trip, Inc. is proposing the construction of a convenience store, fueling facility and double bay carwash. Included in the submittal are 15 copies (11x17) of the existing conditions plan, site plan, keynote plan, grade and erosion control plan, utility plan, SWPPP, details, landscape plan, photometric plan, sign plan, retail building elevations, carwash elevations and canopy elevations. The storm water management calculations are also included.

The proposed method of operation for this development will be consistent with that of 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, 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 miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 15-20 full and part time employees.

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.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns the Village of Allouez may have with our submission. Please feel free to call myself or Hans Zietlow with any questions you may have.

Sincerely,

Steven Lowe  
Kwik Trip, Inc - Store Engineering  
Project Manager  
608-793-5954  
[slowe@kwiktrip.com](mailto:slowe@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