

Staff Review of Kwik Trip Plans
March 17, 2015

The following are comments on review of the Kwik Trip Store plans dated March 9, 2015 for the Webster Avenue location.

1. 1 street tree per 100 feet of lot frontage (one more would be needed for Webster Avenue).
2. Green space is adequate for the development.
3. Good number of trees, but would like to see more of a variety (specifically more variety of Oak).
4. Parking stalls should be 10'x20' (the length of the parking stalls is good, but the width is slightly under the village standard).
5. Number of parking stalls is shy the required amount (1 space per two employees on shift per 1000sqft, plus 1 space per 200sqft of the store – the plan can include an adjacent property parking easement).
6. U-shaped, bike hitch, or rounded bike racks are suggested.
7. Canopy supports should be matching brick of main building.
8. Separated driving lanes for ingress and egress (a concrete refuge for crossing pedestrians).
9. Pedestrian accommodations from St. Joseph Street (sidewalk extending the length of the St. Joseph ingress/egress)
10. All lights should be dark-sky compliant.
11. Please detail the type/model of light fixtures being used.
12. Sign design must meet the following standards:
 - Total sign area cannot exceed 300sqft per property.
 - Total wall signs cannot exceed 72 square inches per lineal feet of lot frontage.
 - Wall signs cannot extend further than 18 inches from the wall they are mounted.
 - The setback of the monument sign cannot be greater than the height of the sign.
 - The maximum height of a monument sign is 8 feet.
 - Total area for a monument sign cannot exceed 64sqft.
13. Comprehensive Plan calls for developments with smaller setbacks and buildings that are more pedestrian friendly (rotating the site plan 90 degrees would more accurately reach this goal).
14. Provide access for future development of vacant Diocesan land to the northwest.