



City of Madison
215 Martin Luther King Jr Blvd
Madison, WI 53701

Letter of Intent

March 4th, 2015

To whom it may concern,

This letter is intended to accompany our submittal for our application to the City of Madison for the requested Conditional Use Permit application for our proposed project at the southeast quadrant of American Family Parkway and Buttonwood Drive in the American Family Development.

Kwik Trip, Inc. is proposing the construction of a 7000 s.f. convenience store with attached 2-bay carwash and 4800 s.f. fueling canopy at the currently vacant 3.13 acre site. Included in the submittal are 1 copy (8.5 x 11), 25 copies (11x17), and 7 (24x36) full size copies of all documents requested.

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. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, 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, with 2-8 on staff at any given time. There are 8 total bike parking spaces as well as 29 general parking stalls including accessible parking stalls. We also have shown an additional 20 parking stalls which will be leased to the neighboring Irish Pub Restaurant. There is an existing development agreement/easement in place that these stalls will be a part of. American Family's Real Estate team is also involved with the approval of these additional parking stalls. We are aware that the maximum parking stalls for this site is 15. We are requested a variance for the additional parking stalls to operate efficiently.

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 2015 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 including land is \$3,800,000.

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
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Development/Project Manager
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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."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés