



Store Engineering

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June 5, 2020

City of Stoughton Department of Planning and Development

Michael P. Stacey – Zoning Administrator

207 South Forrest Street

Stoughton, WI 53589

RE: Kwik Trip Store 738: plan updates

Dear Mr. Stacey:

This letter is intended to accompany the resubmittal for our application to the Stoughton Department of Planning and Development for the requested Site Development Plan Review and also a Conditional Use Permit for the in-vehicle and outdoor sales display portion of the project. The updated plans will address the items as motions made at the Planning Commission meeting on May 11, 2020 and Council meeting on May 26th.

1. On site Pedestrian Access.....The pedestrian path from the gas canopy to the store has been addressed with the creation of pavement markings highlighting the direction to the front door access. An obvious crosswalk location has been designated and added to the plans between the pumps and the front door of the store.
2. Sidewalks/Off-site Pedestrian Access...The current site has sidewalk on the south, west and northerly boundaries. A sidewalk connection will be added to allow for pedestrian traffic from the sidewalk along the westerly property line (CTH N side) and will have pavement markings to the front of the store.
3. Cross Access Drives....Access to the front of the “Fastenal Building” to the east has been improved by adding a 2nd driveway connection point at the southeast corner of the Kwik Trip lot, thus directing “Fastenal building” customer traffic to the south of the Kwik Trip building and then to the front of the Fastenal Building along Hwy 51. This will greatly reduce the number of vehicles needing to cross between the store and the fuel pumps, to get to the Fastenal Building. Also, a traffic calming device (speed bump) has been added at the middle driveway, east of the store and pumps, to slow traffic and direct the bulk of the car traffic to the new southerly cross access point.

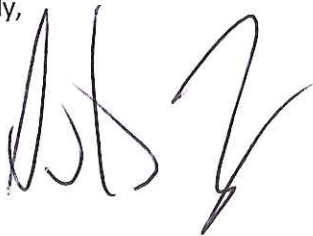
OUR MISSION

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.

4. CTH N... Access from CTH N has been coordinated with Dane County, DOT and the City. To recap, this area at the NEC of 51 and CTH N has been platted and planned for commercial development for around 20 years. The designated right turn lane on CTH N to this parcel and Cedarbrook were both required previously of the master developer and have been in place for some time in anticipation of the eventual development of this area. In reviewing this Kwik Trip project, the County's requirements were to restrict full movement at the middle driveway. A directional median was added to allow only a right in and right out movement. Also, it is important to note, that Cedarbrook was planned, designed and constructed to City street standards, from the beginning of this overall development. It was designed to account for commercial development here. As requested by the plan commission, Dane County has indicated that a solar speed sign could be installed on southbound CTH N. If the solar speed sign was to be required, the developer will be responsible for payment. If desired by the City, Kwik Trip agrees to add and pay for a speed sign as specified by the County. Kwik Trip is also interested in this being a safe and user-friendly location as it relates to access. We have stores located on the west side of Stoughton, near the center of Stoughton and in nearby McFarland with much higher traffic counts on the surrounding road network, yet those locations function and operate safely over the years.
5. Cross Access Easement.... to the "Fastenal Building" is currently allowed through a single easement in the middle of the Kwik Trip property. Additional access easements will be provided to allow vehicles to circulate to the southerly driveway and also an easement will be provided to allow access from Cedarbrook Lane, to the north. New easement areas will be documented, better than today, showing the cross access easement areas between the properties.
6. Delivery Access to the Fastenal Building.... will be directed from Cedarbrook Lane with movements driving south and then backing in through the middle access opening that is utilized today for deliveries.
7. Landscape Screening to the North..... Additional screening has been added along the northerly property line by adding a mixture of evergreens. If a different species of hardy plants is preferred, we are willing to revise as requested.

Thank you again for your guidance with our project and we look forward to working with you to add our new facility to your community.

Sincerely,



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