

# Kettle Park West Commercial Center

## Specific Implementation Plan

### Lot 6

**Revised May 30, 2014**

**Revised July 11, 2014**

#### **Contents**

#### **Project Description**

#### **Statement of Consistency with KPWCC PD-GDP Zoning Standards**

Description of Requested Exception to 78-205 (11)m pertaining to required foundation landscaping

#### **Attachments**

- A. Adopted City Comprehensive Plan -- Land Use Plan Map illustrating location of proposed SIP (current as of 30 May 2014 submittal)
- B. Map showing all lands and listing current owners and addresses of all lands within 300 feet of the proposed SIP boundary (current as of 30 May 2014 submittal)
- C. (Separate Document) Site Development Plan set (by JSD revised 11 July 2014) including:
  - o Site Plan
  - o Grading & Erosion Control Plan
  - o Utility Plan and Details
  - o Landscape Plan & Details
- D. Building Design Plans (by Kwik Trip revised 11 July 2014) including:
  - o Prototypical Building Elevations
  - o Architectural Images illustrating materials and color pallet
  - o General Signage Plan
  - o Photometric Plan & Pole, Fixture Cut sheets
- E. Kettle Park West Commercial Center Covenants and Restrictions (Preliminary Draft, current as of 30 May 2014 submittal)

## Project Description

[The following narrative is intended to address the descriptive items and topics required by 78-914 (8)]

### Overview

The Kwik Trip Corporation is proposing to acquire Lot 6 of the KPWCC plat and improve it with a convenience store with fuel pumps and a car wash. This proposed use is entirely consistent with the uses and development parameters described in the Planned Development – General Development Plan (PD-GDP) zoning that was approved by Ordinance of the Common Council O-23-2013 adopted 12 November 2013.

The Kettle Park West Commercial Center is the culmination of over 4 years of collaborative planning efforts by the City and Forward Development Group (FDG) and is envisioned to be the cornerstone of a new planned mixed-use neighborhood located on the west side of the City of Stoughton.

Kwik Trip is proposing the following improvements:

- A 5,764 SF retail building (This building will be frame and masonry construction with a standing seam metal roof consistent with current corporate branding and company proto-typical buildings),
- A 2,774 SF two bay masonry car wash building
- 10 pump islands with a canopy, and
- 24 on-site vehicle parking stalls including 2 ADA accessible stalls (in addition to the 20 pump island stall locations) and 8 bike rack stalls.
- Currently 2 parking stalls serve the vacuum area in the eastern most parking bay

Lot 6 site area encompasses 2.247 acres (97,873 SF). When completed, 30.31% of the site (29,666 SF) will be maintained and improved as pervious landscaped open space, which exceeds the PD-GDP minimum requirement of 25% open space. Kwik Trip is requesting an exception/reduction to the foundation landscape requirements (78-205 (11) as applied to the west, south and east facades of the convenience store building which adjoin the primary parking and pump island areas of the site, but will be in compliance with the overall site landscape requirements (78-601 et seq).

All other site improvements are in compliance with the Kettle Park West Commercial Center setback standards established in the PD-GDP. These standards and the summary development statistics are annotated on sheet SP-1 of the attached KPWCC Lot 6 plan set – Attachment C.

### Project Themes and Images

Kwik Trip and Forward Development Group (FDG) have collaborated on site and building design for this location to assure it is compatible with and compliments design standards of Kwik Trip and the design expectations described in the adopted 51 x 138 Westside Neighborhood Plan, the City's Comprehensive Plan and the Kettle Park West General Development Plan. Architectural elements, materials and color palette are illustrated in Attachment D. Kwik Trip's current prototype convenience store is a LEED certified masonry building with a standing seam green metal roof.

## Compatibility with City Adopted Plans

In 2012, the City of Stoughton Comprehensive Plan was amended to include the adopted 51 x 138 Westside Detailed Neighborhood Plan. The Neighborhood Plan established the framework as a guide to planning and design for the development of this key Gateway location. The development within the Kettle Park West Commercial Center was to be predominantly commercial in character along the highway frontages. The approved General Development Plan had intended Lot 6 (formerly Parcel D) for convenience retail and fuel sales.

The following principles were utilized as a foundation for preparing the 51 x 138 Westside Detailed Neighborhood plan and are reflective of the City's Comprehensive Planning Goals and Policies.

- **Economic Opportunity:** Lot 6 will provide multiple employment opportunities to Stoughton residents directly and indirectly in jobs, expanding the City's tax base and addressing market needs of City and area residents for convenience retail items and fuel sales.
- **Sustainability:** Lot 6 will provide a high quality, attractive development that will integrate within the Kettle Park West Commercial Center. Lot 6 development will feature naturalized landscaping, ecological stormwater treatment and filtering of fuel related contaminants as well as the use of high quality building materials. These features will be designed to provide a long-standing future development that will provide consistent future value for the community.
- **Natural Resource Stewardship:** Lot 6 development is consistent with the goals of providing natural resource stewardship. LED light fixtures reduce site energy consumption as well as minimizing light pollution for areas adjacent to the site. An oil & grease filter/separation system has been employed to treat fuel and vehicular related contaminants to prevent stormwater recharge of toxic substances. Kwik Trip employs LEED principles for building construction in an effort to minimize the impact, materials, resources proposed construction and operation has on the environment.
- **Social Equity, Responsibility, and Quality of Life:** Lot 6 within the Kettle Park West Commercial Center will provide convenience for existing City of Stoughton residents as well as future neighborhoods planned west of the Commercial Center. Lot 6 and the Kettle Park West Commercial Center will provide an anchor to the development of office and economic opportunities as well as multiple housing opportunities increasing the quality of life for Stoughton residents.

Lot 6 within the Kettle Park West commercial center is proposed to provide multiple neighborhood community scale retail and employment opportunities. Lot 6 proposed development is consistent with the City of Stoughton Comprehensive Development Plan as well as the adopted 51 x 138 Westside Detailed Neighborhood Plan. Lot 6 further develops and maximizes business development opportunities by providing neighborhood scale, walkable convenience amenities for City of Stoughton west side and future neighborhood residents. Lot 6 will be developed with high quality materials and aesthetically

pleasing site features in contributing to the architectural character and sense of place within Kettle Park West.

### **Treatment of Open Space and Natural Features**

The site plan for Lot 6 has been developed in relationship to nearby land uses and with attention given to establishing the visual character of the westerly side of the USH 51 corridor between Jackson Street and STH 138. The proposed site plan for the development of Lot 6 is measured at 30.17% open space – exceeding the 25% minimum established by the PD-GDP. This open space will be designed and maintained to present an attractive visual impression to the site and to the KPWCC development, enhance the pedestrian experience for customers of the Kwik Trip store and adjoining future businesses, and to effectively manage stormwater treatment requirements established by the City, Capital Area Regional Plan Commission (CARPC), Dane County, and the Wisconsin DNR.

Within the open space portions of the lot there will be two stormwater management basins. These basins will function to improve run-off water quality by removing a minimum of 80% of suspended solids. Oil and grease contamination will be managed through the installation of a separators installed in the storm drain inlets system. Other stormwater management requirements will be met in the detention and infiltration basins that are proposed for the KPWCC.

### **Stormwater Management**

Site development includes site mass grading, concrete driveways and parking lot, two buildings with associated utilities, and private stormwater management features. The regional stormwater management system will provide the overall watershed conveyance, total suspended solids reduction, larger storm infiltration volume reduction and runoff rate control. The onsite stormwater treatment system will provide infiltration of 90% of the pre-development volume and oil and grease control with the exception of the fueling area.

The fueling area will drain to a clay lined bioretention basin for treatment of low volume spills and subsequently to a skimmer catch basin that is designed to capture potentially higher volume spills. Following the skimmer catch basin the stormwater will be discharged to the storm sewer and ultimately to the regional detention basin. Infiltration from this area would then be accomplished in the regional basin, which is sized accordingly. The proposed design provides three levels of protection against groundwater contamination;

1. Bioretention basin,
2. High volume skimmer catch basin,
3. The pumping system for the regional detention basin which can be turned off in case of a spill.

### **Site Access & Circulation**

Site circulation and access is from three driveways connecting to the internal private street system serving the Kettle Park West Commercial Center. The drive locations have been planned with consideration for convenient and safe customer access and circulation, efficient retail operations and delivery vehicle access and circulation. The south and south east access points will serve as main entries

serving the Kettle Park West development. A third access point will serve as an exit only outlet from the rear of the store and as a bypass lane from the car wash queue.

The proposed development of Lot 6 as a convenience store use was accounted for in the Traffic Impact Analysis that was conditionally approved by WDOT in July 2012. This analysis also considered the other uses anticipated in the KPWCC and provided the foundational traffic information that was used for the approved engineering design of the highway improvements and intersection geometry for the access points on USH 51, STH 138, Jackson Street, and the KPWCC internal private street system.

### **Relationship To Nearby Properties**

The KPWCC general development plan was organized around a land use concept which provided for a major anchor store location that was conveniently visible and accessible and supported by outlots which provide opportunities for complimentary and diverse business that would meet the needs of the greater Stoughton market area. A convenience store location within the KPWCC has always been planned as part of the mix of uses within this development.

The proposed Kwik Trip development on Lot 6 is supported by the overall private street layout within KPWCC and the anticipated travel and customer travel (vehicle, pedestrian and bicycling) routes within the development and adjoining street network.

### **Building Architecture**

Kwik Trip has a long standing reputation of high-quality building design and development. Kwik Trip has provided architectural renderings and visual material samples for the pump island canopy, store and car wash which are included in Attachment D. [Note: During Plan Commission review, additional material samples will be available for review].

The building design parameters detailed in section 78-205 (11) have been reviewed and no deviations or exceptions are being proposed.

### **Parking**

Kwik Trip is proposing to develop Lot 6 with 24 parking stalls including 2 ADA accessible stalls. On-site parking is 1 stall above the maximum 23 stalls calculated by the ordinance and General Development Plan for maximum parking requirements of 1 per 300 S.F. of Gross Floor Area (GFA) or as a permitted exception of no more than 120% of said requirement which equates to 4 stalls per 1000 S.F. of Gross Floor Area (GFA). Currently 2 stalls serve the vacuum area in the eastern most parking bay.

### **Site Lighting**

All site lighting will be full cut-off, downcast fixtures meeting dark skies standards. A photometric plan and fixture cut sheet(s) and specifications have been included depicting conformance with City of Stoughton zoning standards for exterior lighting (see attachment D). Lot 6 lighting fixtures have been designed in conjunction with the fixture specifications of Lot 2 & 4, providing consistency throughout the development.

### **Site Signage**

Details of store, canopy and car wash signage are presented in Attachment D. Site signage has been designed to meet standards of 78-205 (11).

### **Landscape Plan**

The landscape plan has been developed to encourage the use of native and adaptable species that are compatible with regional climatic characteristics. The plant species selection illustrated and described in the attached Landscape Plan (sheet L1 in Attachment C) includes: 52.2% native species exceeding the General Development Plan requirement stating natives must comprise of a minimum 50% of all proposed species. Complimentary use of ornamental grasses and perennials create and maintain attractive visual aesthetics during all seasons.

As proposed, the total landscape planting scheme meets and exceeds the City's landscaping point requirements as calculated to include the points for the requested exception for foundation plantings. Based on site dimensions and proposed building improvements, a total of 1016 landscape points are required. Kwik Trip's proposed Landscape Plan yields a total of 1262 landscape points. A summary of the landscaping point calculations can be found on sheet L2 of Attachment C.

### **Management of the Kettle Park West Commercial Center**

FDG has prepared a preliminary draft of Covenants and Restrictions which will be applied to the properties within the KPWCC as part of the pending land division process. A copy of this draft document is included as Attachment E.















FDG will be establishing a property owners association for the purpose of enforcing the covenants and restrictions and for maintaining any common areas and improvements within the KPWCC. All owners of any lot or parcel within the KPWCC will be a member of the association and may organize and create such by-laws as necessary to effectively carry out its purpose and function.

Primary responsibilities of the association will include:

- Maintenance of the stormwater management basin and facilities (these are the large facilities for stormwater discharge rate control, wetland management, and infiltration, and serve the whole of the KPWCC development),
- Maintenance of KPWCC entry signage and appurtenant landscaping, and
- Seasonal surface maintenance (winter snow removal) on segments of the perimeter sidewalks and bikepaths along Jackson Street, USH 51 and STH 138 that adjoin the KPWCC

## Consistency with KPWCC PD-GDP Standards

The proposed SIP for Lot 6 is consistent with the Building Bulk and Site Density Standards adopted in the Kettle Park West Commercial Center Planned Development-General Development Plan with the noted exception to grant relief from installing foundation landscaping on the three sides of the convenience store retail building.

| <b>Table<br/>Kettle Park West Commercial Center<br/>Building Bulk and Site Density Standards</b> |  |   |  |   |
|--|--|---|--|---|
| Minimum distances in feet unless specified   | Per Zoning Code  | Adopted KPWCC Planned Development Ordinance           | Notes  | <b>Lot 6 SIP<br/>Complies or exceeds<br/>Current Zoning Standards</b>                 |
| Building to Street ROW   | 20   | 20 to Jackson Street<br>42 feet to Hwy ROWs           |  |    |
| Building to Residential Lot Line   | Side: 10 Rear: 20                                      | N/A   |  |    |
| Building to Non-Residential Lot Line   | 10<br>Zero Feet if<br>Designed as<br>Attached Building | 10<br>Zero feet if designed<br>as Attached building   |  |   |
| Building to Private Street Curb Line   | NA   | 26<br>(15' from sidewalk)                             |  |  |
| Accessory Use or Structure to Street ROW   | Not Permitted in<br>Front Yard                         | 15 feet from Jackson<br>Street<br>42 feet to Hwy ROWs |  |  |
| Accessory Use or Structure to Residential Lot Line   | 4  | NA  |  |  |
| Accessory Use or Structure to Non-Residential Lot Line   | 4  | 10  |  |  |
| Parking Stall or Access Aisle Pavement/curb to Public Street ROW                                 | 10   | 10  |  |  |
| Parking Stall or Access Aisle Pavement/curb to Private Street Curb or sidewalk                   | NA   | 6   | Landscaping has considered<br>snow storage.  |  |
| Parking Stall or Access Aisle Pavement/curb to Residential or Institutional Lot Line             | 5  | 5   |  |  |
| Parking Stall or Access Aisle Pavement to Interior Lot Line with adjoining commercial use        | NA   | 6<br>Zero Feet if Joint<br>Parking Lot                |  |  |
| Maximum Building Height  | 45   | 45  | From Level of Main Entry<br>and Not Including Parapets or<br>Mechanical Penthouses |  |
| Maximum Floor Area Ratio (FAR)   | 1  | 0.3   | Current FAR = .09  |  |
| Minimum Landscape Surface Ratio (LSR)  | 25%  | 25%   | Current LSR = 30.31%   |  |
| Minimum Foundation Landscape Planting Bed Dimension  | 10   | 10  | N/A – Exemption Requested  | Exemption Requested   |

### **Requested Exception to 78-205(11)m**

Kwik Trip is requesting an exception to 78-205(11)6m – the Large Retail regulations -- pertaining to the foundation landscaping requirements. Specifically, Kwik Trip is requesting that no landscaping be required along the west, south and east facades of the retail building for the following reasons:

- the environment and microclimate close to the building does not support vitality of foundation plantings due to inundation with salt and excessive reflective heat on the south west and east aspects of the building,
- difficulty in maintaining the area for snow removal, policing of trash and debris, and pedestrian safety,
- conflict with delivery routes to the store from the loading zone, and
- conflict with access and supporting service areas for propane and ice containers.

In lieu of the landscaping along these foundations Kwik Trip is proposing to provide increased landscape planting in the perimeter areas of the site, along the north façade of the retail building and along the east and west facades of the car wash building.