

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 24, 2018
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 2A. Special Use Permit for Kwik Trip to establish a fuel station and convenience store on currently undeveloped lands (formerly AMF Bowling) located in the 10900 Block of W. Lapham St.
- 2B. Site, Landscaping and Architectural Plan for Kwik Trip to establish a fuel station and convenience store on currently undeveloped lands (formerly AMF Bowling) located in the 10900 Block of W. Lapham St. submitted by Jeff Osgood, Project Manager of Kwik Trip (current Tax Key Nos. 448-9979-005 & 448-9979-004)

Items 2A and 2B may be considered together.

Overview & Zoning

Kwik Trip is proposing to locate in West Allis on lands formerly occupied by the AMF Bowling lanes (Hwy 100 and W. Lapham St.). The overall property is 5 acres in area and Kwik Trip will occupy a 3 acre portion of the lot. A certified survey map and special use was previously approved for Coast car wash, who is currently in the process of developing along the frontage of Hwy 100 on a 2 acre lot.



Kwik Trip's scope of work includes build-out of the rear/west side of the lot behind the car wash site. The estimated project cost of development is \$2 million.

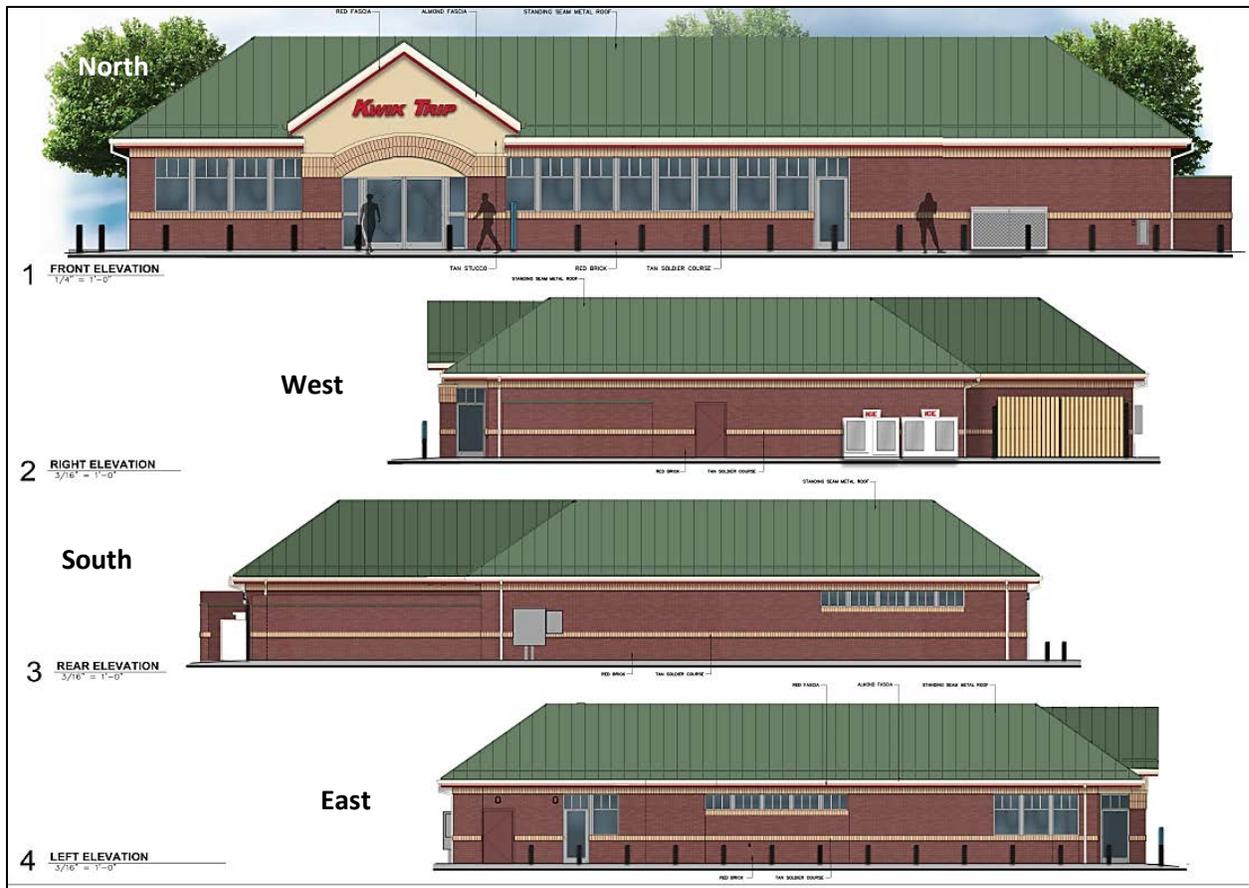
- Kwik Trip, Inc. is proposing the construction of a 7,297 s.f. convenience store with Fueling Canopy and separate Diesel Fueling Canopy.
- The proposed method of operation for this development will be consistent with that of existing Kwik Trip fuel and convenience stores within the area.
- The requested hours of operation will be 24 hours seven days per week.
- 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 28-35 full and part time employees, with 2-8 on staff at any given time.

- The proposed architectural plan will consist of a brick facade with standing seam metal roof.

Surrounding uses include a hotel and restaurant to the south, proposed car wash to the east, mixed commercial and light industrial uses and Fire station No. 3, to the north. To the west is an industrial warehouse and distribution facility.

Architectural Plan

Proposed new construction of a 7,297-sf building and freestanding pump canopies are proposed on the 3 acre site. The building will feature a brick exterior, dual brick soldier course horizontal banding comprising the middle section of the exterior elevations, storefront windows on the north side and wrapping around to the east side elevation. A green standing seam hipped metal roof is proposed with a gable over the storefront side.



Staff has recommended additional windows on the east and south sides of the new building which have since been incorporated into the architectural elevations as shown below. The original submittal didn't include windows on these elevations, but to enhance the four-sided architectural look of the building in accordance with the design guidelines, Kwik Trip added these features. While the majority of windows on the building feature transparent glass, spandrel/opaque glass is being used in two areas on the south

and on one window on the east side where the internal store layout necessitates (back of shelving/equipment/utility areas).

In addition, to the above reference exterior updates to the main building, brick canopy columns to match the main building have also been included on the plans being presented to the Plan Commission.



FRONT ELEVATION



SIDE ELEVATION

The refuse area is designed as part of the building envelop and will include brick wing walls to match the design of the building. The refuse area is located on the west side of the building (behind the building). The abutting use to the west of the Kwik Trip site is zoned Manufacturing and developed as a warehouse and distribution business.

Site and Landscaping Plan

The Kwik Trip site is located west of Hwy 100 and south of W. Lapham St. and will be accessible via a shared main access drive between both the Coast Car wash site and the subject Kwik Trip site. W. Lapham St. feature public sidewalks on each side of the street and staff has recommended that a walkway be integrated into the site planning efforts of the development to accommodate walkup pedestrian traffic between public sidewalk and the front door of the business. The proposed site plan layout indicates construction of a new 7,297-sf building with two separated canopies (diesel and standard fuels w/ 28 fuel service points/pumps).

Parking

7,297-sf building area @ 1 space/300-sf = 25 parking stalls required
36 parking stalls are provided on site

Loading area

A loading zone is shown on the west side of the building with direct access into the building for deliveries and to service back of house functions such as refuse pick-up. The refuse area is included within the building envelope on the SW side of the building.



PLANT MATERIAL				COMMON NAME BOTANICAL NAME	HEIGHT X WIDTH	SHRUBS				
QUANTITY	SIZE	ROOT TYPE								
OVERSTORY TREES										
BO	2	2.5' CAL	B4B	BUR OAK <i>Quercus macrocarpa</i>	60' x 60'	SU	7	#5 CONT	pot	STAGHORN SUMAC <i>Rhus typhina</i>
WO	5	2.5' CAL	B4B	WHITE OAK <i>Quercus alba</i>	50' x 50'	CA	55	#3 CONT	pot	CRANBERRY COTONEASTER <i>Cobocnaster apiculatus</i>
SL	7	2.5' CAL	B4B	SKYLINE HONEYLOCUST <i>Gleditsia tricanthos var. nemis 'Skycole'</i>	50' x 30'	AP	30	#3 CONT	pot	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>
UNDERSTORY TREES						GL	33	#3 CONT	pot	GRO-LOW FRAGRANT SUMAC <i>Rhus aromatica 'Gro-Low'</i>
SB	1	1.5' CAL	B4B	AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	20' x 15'	PERENNIALS				STELLA DE ORO DAYLILY <i>Heemerstria 'Stella de Oro'</i>
EVERGREEN TREES										
RP	3	10' HT	B4B	RED PINE <i>Pinus resinosa</i>	50' x 40'	SO	53	#1 CONT	pot	BIG BLUESTEM <i>Andropogon gerardi</i>
SS	8	6' HT	pot	SWISS STONE ALGONQUIN PILLAR <i>Pinus oembra 'Algonquin Pillar'</i>	25' x 10'	LB	42	#1 CONT	pot	LITTLE BLUE STEM <i>Schizachyrium scoparium</i>

Shared/cross access

Both the Kwik Trip lot and Coast lot will be joined via a 40-ft wide common access way from W. Lapham St. additionally cross access between the two lots will be available. Staff is recommending that a traffic calming measure in addition to a stop sign be integrated into the site plan near at the cross access way between lots.

Traffic Study and Developer Improvements

A traffic study, a traffic impact analysis (TIA) and a queuing analysis, to determine the expected weekday evening and Saturday midday peak hour operating conditions and recommendations at the identified study area intersections was prepared for the overall development of a both a car wash and a gas station use. The report documents the procedures, findings and conclusions of the analysis. The analysis identifies recommended modifications based on existing roadway conditions, background traffic volumes, and additional traffic expected to be generated by the car wash development.

The owner of the property has previously have shared the overall development proposals with the Wisconsin Department of Transportation which was accepted by WisDOT in July, subject to phased conditions noted below:

Initial Build Improvements (Coast)

The following improvements shall be designed, constructed and paid for by property owner or Coast prior to the car wash opening.

WIS 100 & Lapham Street

- 1) The traffic control at the intersection (Hwy 100 and Lapham St) requires retiming to accommodate the proposed development at least 30 days prior to development opening.
- 2) The retiming shall include the addition of an eastbound left-turn phase during the PM peak hour.

WIS 100 & South Access Driveway

- 1) The South Access Driveway shall be constructed with one eastbound lane (one exclusive right-turn lane).
- 2) The driveway shall be constructed such that it prohibits inbound movements.
- 3) No additional improvements are required at this intersection.

Full Build Improvements (Kwik Trip)

The following improvements shall be designed, constructed and paid for by the property owner or Kwik Trip Inc. prior to the gas station opening.

WIS 100 & Lapham Street

- 1) The traffic control at the intersection (Hwy 100 and Lapham St.) requires retiming to accommodate the proposed Development at least 30 days prior to development opening.
- 2) The south approach shall maintain four northbound lanes (one exclusive left-turn lane, two through lanes, one shared through/right-turn lane). The northbound left-turn lane shall be extended to have a storage length of 220 feet with a 6: 1 taper.
 - a. This improvement will require reconstructing the taper for the southbound left turn lane at Mitchell Street to a 6: 1 rate.
 - b. The digital message sign located within the WIS 100 median south of Lapham Street will need to be relocated.
- 3) The west approach shall maintain two eastbound lanes (one exclusive left-turn lane, one shared through/right-turn lane). It's recommended that the eastbound left-turn lane should be extended by striping to have a minimum storage length of 250 feet.
- 4) No additional improvements are required at this intersection.

Roadway data

STH 100, also known as S 108th Street, is a north-south, six-lane divided arterial highway with a posted speed limit of 40 miles per hour (mph) throughout the study area. In 2017 annual average daily traffic (AADT) volumes on STH 100 were approximately 39,000 vehicles per day (vpd) north of Lapham Street.

Lapham Street is an east-west, two-lane undivided roadway with no posted speed limit, but was assumed to be 25-mph. No AADT information is available along Lapham Street, but was estimated to be approximately 1,800-vpd, just west of STH 100,

Forecasting

The traffic volumes expected to be generated by the car wash and gas station development is based on the size and type of the proposed uses and on trip rates as published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, Ninth Edition, 2012* as well as local traffic generation data.

Car Wash – The proposed Coast Wash Express Car Wash is expected to generate approximately:

Weekday evening high volume peak hour = 280 total trips (140 in/140 out)

Weekend midday high volume peak hour = 380 total trips (190 in/190 out)

Weekday 24 hour period generation = 900 total trips (450 in/450 out)

Note: with Hwy 100 being a heavy commuter route that approximately 30-percent of the total traffic is expected to be pass-by traffic (traffic that is already on STH 100).

Operating volume = 4 vehicles/minute being washed.

TIA recommendation: To accommodate a peak condition at the proposed car wash, the TIA recommended an internal queuing capacity of approximately 46 vehicles without spillback onto Lapham Street. As proposed on the approved site plan the internal queuing on site for the car wash is about 60 vehicles.

Gas Station - The gas station is expected to generate approximately:

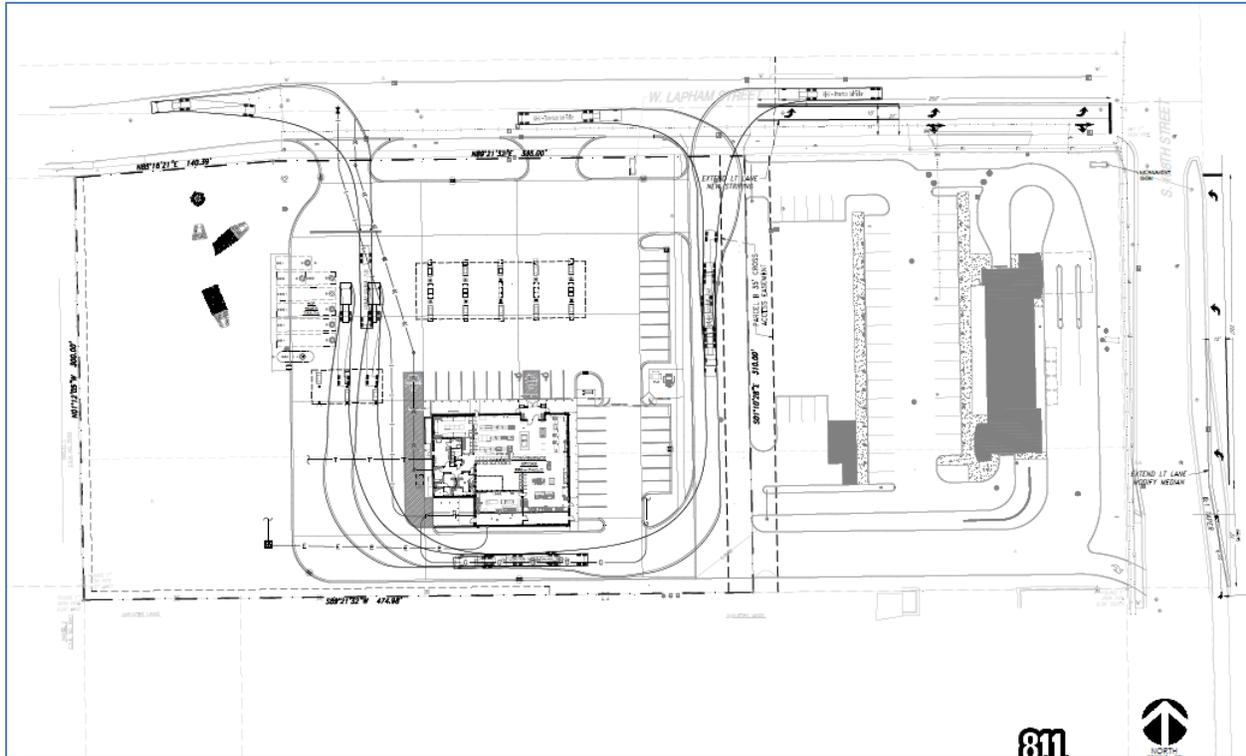
Weekday evening high volume = 300 total trips (150 in/150 out)

Weekend midday high volume = 430 total trips (215 in/215 out)

Weekday 24 hour period generation = 3,580 total trips (1,790 in/1,790 out)

Note: with Hwy 100 being a heavy commuter route, approximately 50-percent of the total traffic is expected to be pass-by traffic (traffic that is already on STH 100).

Collaboration - Approximately 35-percent of the car wash trips are expected to be linked trips to the gas station.



Staff is recommending that Common Council's grant of a Special Use Permit be subject to and conditioned upon the developer's satisfaction of the full build requirements of the Wisconsin Department of Transportation.

Recommendation: Common Council approval of the Special Use Permit for Kwik Trip to establish a fuel station and convenience store on currently undeveloped lands (formerly AMF Bowling) located in the 10900 Block of W. Lapham St. and approval of the Site, Landscaping and Architectural Plan for Kwik Trip to establish a fuel station and convenience store on currently undeveloped lands (formerly AMF Bowling) located in the 10900 Block of W. Lapham St. submitted by Jeff Osgood, Project Manager of Kwik Trip (current Tax Key Nos. 448-9979-005 & 448-9979-004), subject to the following conditions:

(Items 1-5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) Landscaping revisions in accordance with the City Forester's recommendations; (b) ornamental trees being integrated into the east and south perimeters of the site; (c) additional traffic calming improvements being integrated into the south side of the site near the cross access area between the Kwik and Coast car wash sites. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.

3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
4. The Developer's confirmation and a schedule for implementation of the recommended WisDOT improvements being provided to the Common Council.
5. Common Council approval of the Certified Survey Map and Special use (scheduled for November 5, 2018). Applicant's acknowledgement signature on the Special Use Permit Resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

2C. Sign Plan Appeal for Kwik Trip, to establish a fuel station and convenience store on currently undeveloped lands (formerly AMF Bowling) located in the 10900 Block of W. Lapham St. submitted by Jeff Osgood, Project Manager of Kwik Trip (current Tax Key Nos. 448-9979-005 & 448-9979-004)

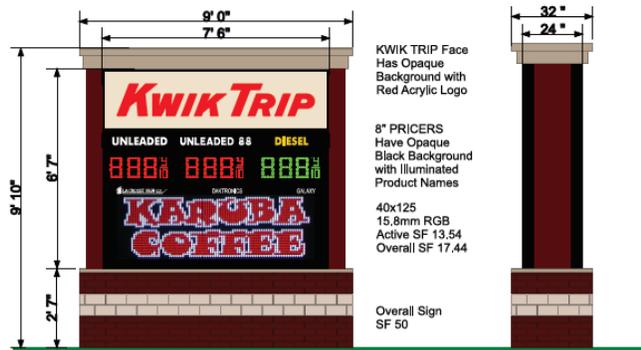
The request is to exceed the total number and total area of signage for the gas station site. Kwik Trip would like the Plan Commission to take into consideration that Kwik Trip has two pump canopies one for diesel and one for regular gasoline and wants to sign each canopy accordingly to avoid confusion. Staff is not opposed to this request and Kwik Trip through previous work with staff has reduced the total amount of signage on site to date.

Additionally, Kwik Trip is requesting an additional freestanding sign (one on site and one off-site). The City's sign ordinance allows one freestanding sign per property. Kwik Trip is proposing two 9'-10" tall freestanding 50-sf signs (one upon their property and one upon the car wash property). Coast car wash which is being developed along the frontage of Hwy 100, will also have a freestanding sign as part of the development of their use. Each sign would feature an electronic message center and pricers. The monument signs would be situated upon a masonry base and feature side elements and a cap feature to complement the color and design of the main building on site.

While staff is not opposed to one freestanding sign for the (Kwik Trip) use, and understands that the Kwik Trip location is setback from Hwy 100 (over 265-ft), but

NEW DOUBLE FACED MONUMENT

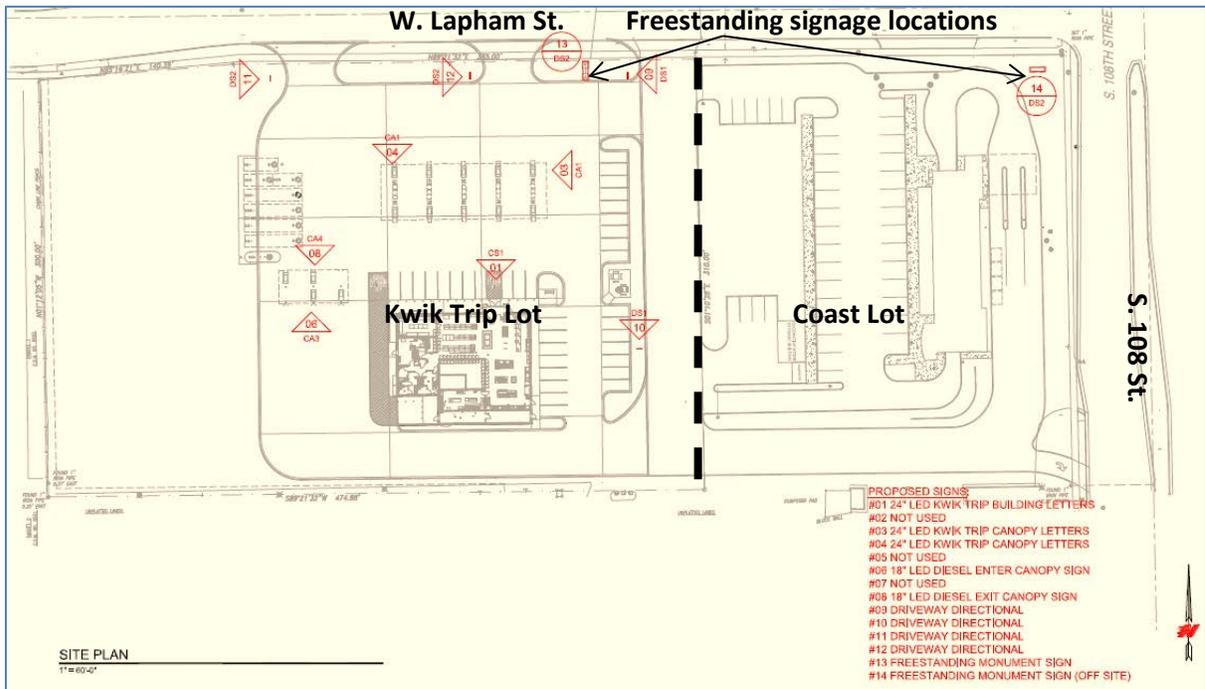
1047 West Allis, WI



recommends that if it wants a sign on Hwy 100 (S. 108 St.) it consolidate its interest with that of the Coast Car Wash sign.

Kwik Trip is concerned that a consolidated sign with that of Coast will create confusion.

Under the City's sign ordinance one freestanding sign is permitted per property for site's with building areas similar to the proposed Kwik Trip. A second free standing sign is allowed for properties with building's greater than 100,000-sf. The Kwik Trip building is about 3,000-sf. The Coast car wash building is about 4,000-sf.



While Kwik Trip would like to have 2 freestanding signs, staff would recommend that Plan Commission follow the sign ordinance to allow one free standing sign for Kwik Trip, but not on both sites.

Recommendation: Recommend approval of Sign Plan Appeal for Kwik Trip, to establish a fuel station and convenience store on currently undeveloped lands (formerly AMF Bowling) located in the 10900 Block of W. Lapham St. submitted by Jeff Osgood, Project Manager of Kwik Trip (current Tax Key Nos. 448-9979-005 & 448-9979-004), subject to the following:

1. A revised signage plan being submitted to show a reduction of one freestanding sign. If a Hwy 100 sign is desired, then it should be consolidated into the freestanding sign of the abutting lot to the east.
2. Reduce the height of directional signage to 4-ft tall including base.