



## Store Engineering

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La Crosse, WI 54602

[www.kwiktrip.com](http://www.kwiktrip.com)

City of Lake Elmo  
3800 Laveme Avenue North  
Lake Elmo, MN 55042

### Letter of Intent

July 10<sup>th</sup>, 2019

To whom it may concern,

This letter is intended to accompany our submittal for our application to the City of Lake Elmo for the required Conditional Use Permit application for our proposed project at the SE corner of Inwood Ave North and 5<sup>th</sup> Street North.

Kwik Trip, Inc. is proposing the construction of a convenience store with an attached carwash, attached dumpster enclosure, and auto fueling canopy. Included in the submittal is: 1 copy full submittal (Digital Email), 5 copies (full size) Civil Plans, 10 copies (11 x 17) Civil Plans, 10 copies (11x17) Sign Plan, 10 copies ALTA survey with legal description, and (8.5 x 11) copies of all other documents requested. Also included is one copy of the Stormwater management plan.

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 merchandising under the gas canopy. The proposed store is projected to have between 25-30 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. The building and canopy fascia will tie in with franchise colors. We have recently revised our prototype plans to have a larger retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs excluding land and equipment is \$2,000,000.

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,

Nathan Byom  
Kwik Trip, Inc - Store Engineering  
Development/Project Manager  
608-791-7448  
[nbyom@kwiktrip.com](mailto:nbyom@kwiktrip.com)

### 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.*

## Written Statements

**a. Contact Information:**

Owner of Record: RPSLegacyDeSoto LLC (a Minnesota limited liability company)  
2935 County Drive  
Little Canada, MN 55117

Under Contract to Purchase:

Kwik Trip, Inc.  
Nathan Byom – Project Manager  
1626 Oak Street  
La Crosse, WI 54602  
608-791-7448  
[nbyom@kwiktrip.com](mailto:nbyom@kwiktrip.com)

Civil Engineer:

Carlson McCain, Inc.  
Joseph Radach  
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Site Designer:

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Blaine, MN 55449  
763-489-7913  
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**b. Site Data:**

The site is located in the SE quadrant of Inwood Ave N (CSAH NO 13) and 5<sup>th</sup> Street N., the parcel is zoned Commercial Planned Development Unit, the parcel is 98,974 SF (2.27 ACRES), the current PID is :33.029.21.13.0017, Current legal description is part of Outlot O, Inwood Addition, Washington County, MN.

**c. The site is currently vacant and is rough graded as part of the Inwood Additon.**

- d. The site is proposed to be developed as a Convenience Store (approx. 7,200 SF) with an attached carwash (approx. 1,900SF) and 10 fueling pumps. The site will have approx. 60,000 SF of concrete pavement, a total of 52 parking locations (30 standard, 2 handicap, and 20 at the fueling canopy). The building will be 24 ft high, the carwash 14 ft, and the fuel canopy 15.5 ft high.

The landscaping is designed in accordance with Lake Elmo Landscape code and includes 25 new trees, 70 shrubs, 50 perennials, a mixture of Sod and seed, and an irrigation system.

The site access is designed with a right in – right out from 5<sup>th</sup> Street North (Eastbound) at the Eastern property line to be a shared access with the currently undeveloped parcel to the East. A right turn lane will be constructed as part of the development for this access. A shared full access onto 5<sup>th</sup> Street North is proposed East of the parcel where the 5<sup>th</sup> street curbs was designed for an access (see civil plan set).

The store is proposed to be open 24hrs, will have 25-30 employees (2-10 on staff at any time). The development timeframe currently has this site being constructed in early 2020.

- e. The proposed Kwik Trip convenience store will be a great fit to this location providing fuel, groceries, and food to the traveling public and local residents with an attractive and well-kept building and site. The store will be well lit while meeting the downcast lighting requirements, will have safe access by vehicles and pedestrians.

The Kwik Trip development will conform to City of Lake Elmo Comprehensive plan, is compatible with the PUD Commercial zoning, the existing neighborhood, meets the use in Article 7 of Zoning code, is not in a flood plain, will be designed, constructed, operated, and maintained to be compatible in appearance with the intended character of the vicinity. The use as a Kwik Trip store will not create a nuisance to existing or future neighbors, is served adequately by essential public facilities, will not create excessive additional requirements at public cost for public facilities/services, will not involve uses, activities, or conditions of operation that will be detrimental to persons, property or general welfare. Vehicular access to the property will not create traffic congestion or interfere with traffic on surrounding public roadways. The proposed use will not result in destruction, loss or damage of natural scenic features of major importance.