

# Kwik Trip Store #433 Addition

Kwik Trip

July 24, 2025





#### Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
  - Site Plan
  - Building Elevation
  - 3D Renderings
  - Landscape Plan
  - Photometrics
- Traffic Impacts
- Q&A



#### Introduction

Bjorn Berg – Project Manager, Kwik Trip

Josue Gonzalez – Civil Engineer, Ayres

Mark Paschke – Architect, River Valley Architects



## About our Project

Address: 560 11th Ave NW, Rochester, MN 55901

Scope: The proposed addition will expand the store to the east, approximately adding 1,800 sq. ft.

#### <u>Interior</u>

- Expanded Sales Floor
- Bathrooms
- Kitchen
- Freezer / Storage
- Updated Finishes

#### **Exterior**

- Trash Enclosure
- Parking
- Utilities
- HVAC



## **Existing Store**



## **Existing Store - Northwest**



## The Application Process

Applicant meets with City Teammates to review application requirements



#### **GET INVOLVED:**

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development
Application within 30
days of Neighborhood
Information Meeting



Applicant completes other required applications & sign-offs (i.e. building permit, grading permit, etc.)



If application meets all requirements, application is approved

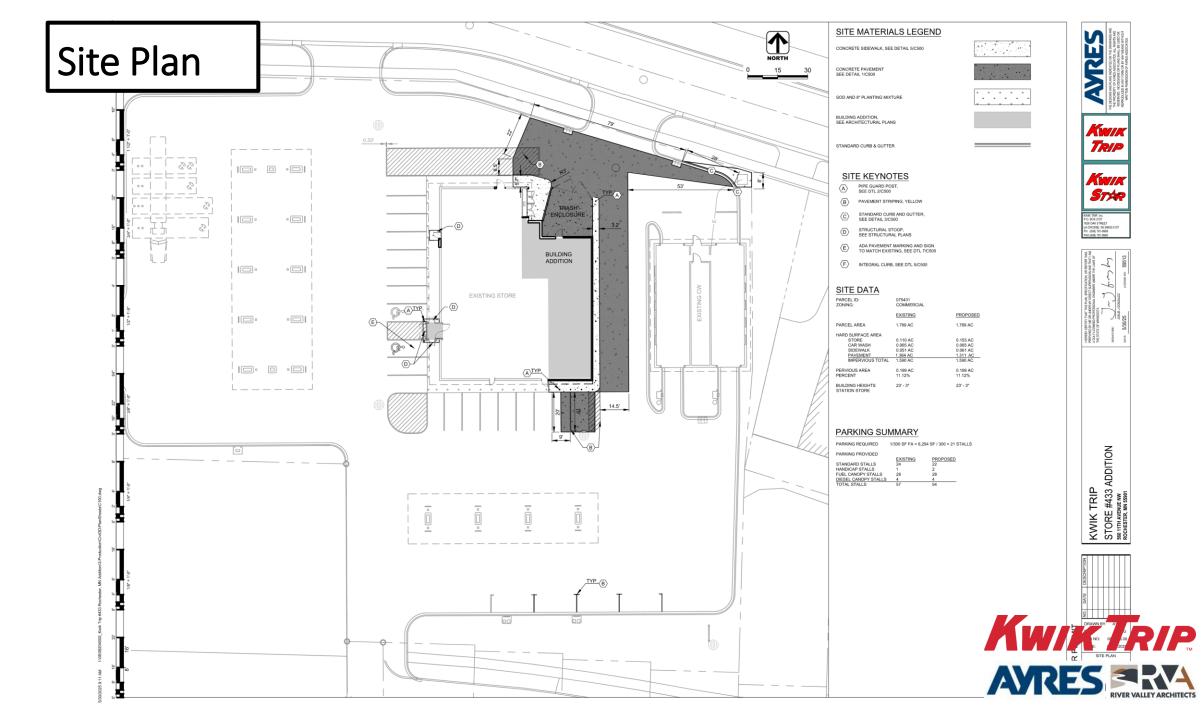


Full Application Review by City, County, & State departments within 14 days of receiving application

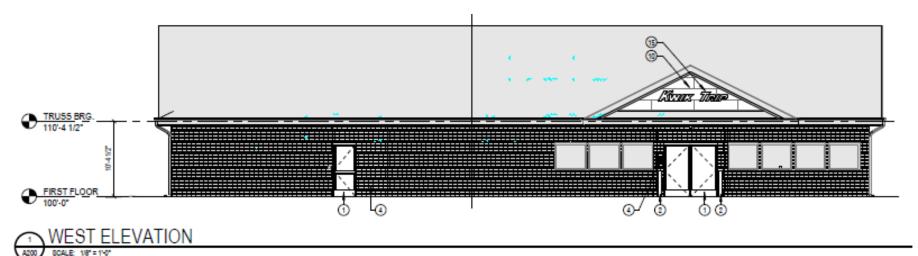


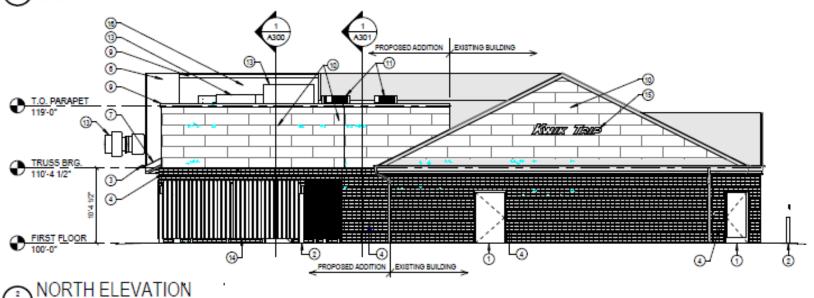
Applicant proceeds with Project





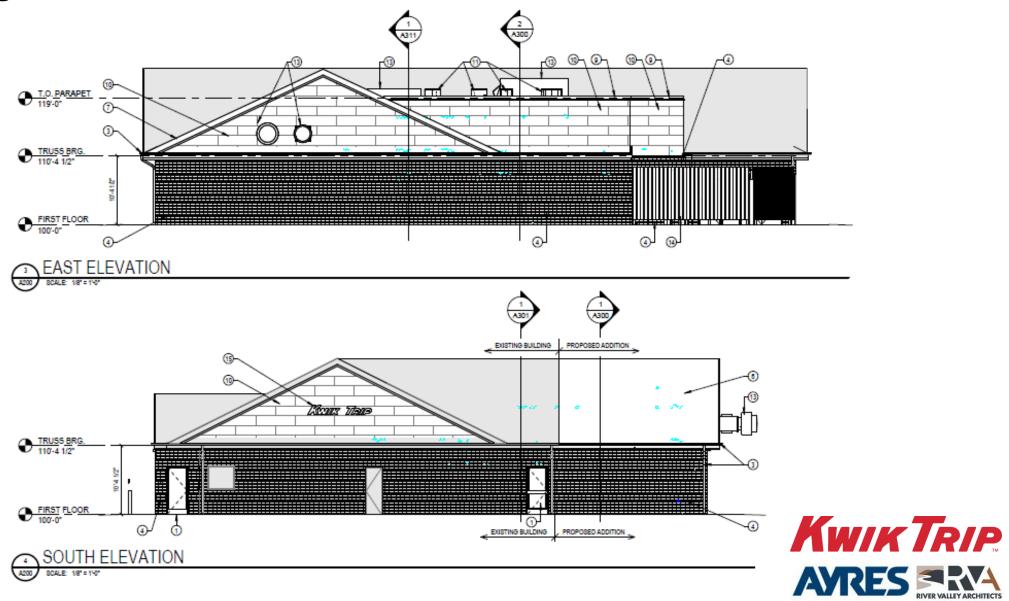
#### **Building Elevations**



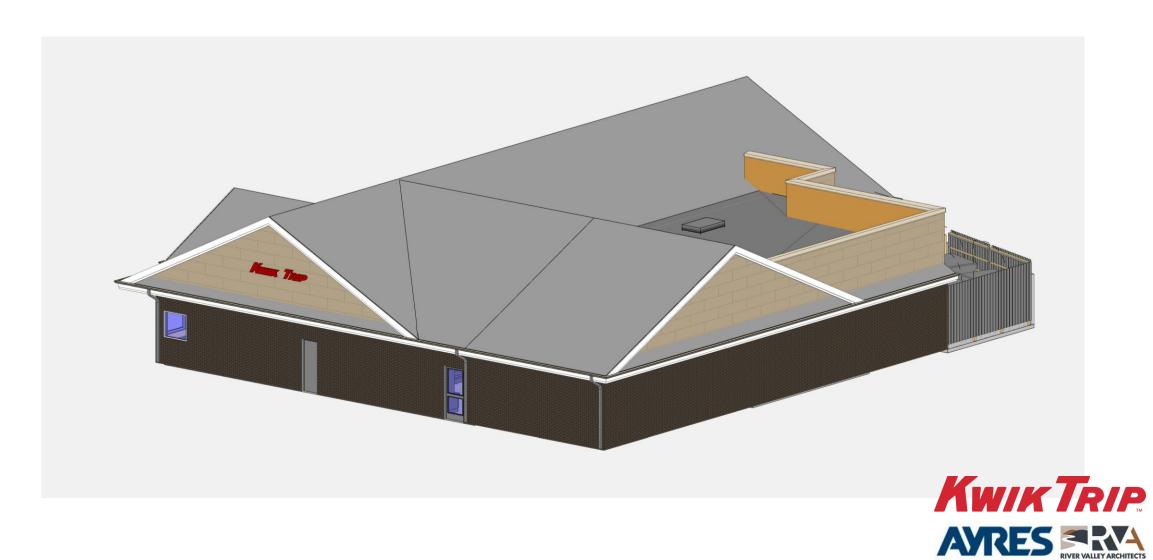




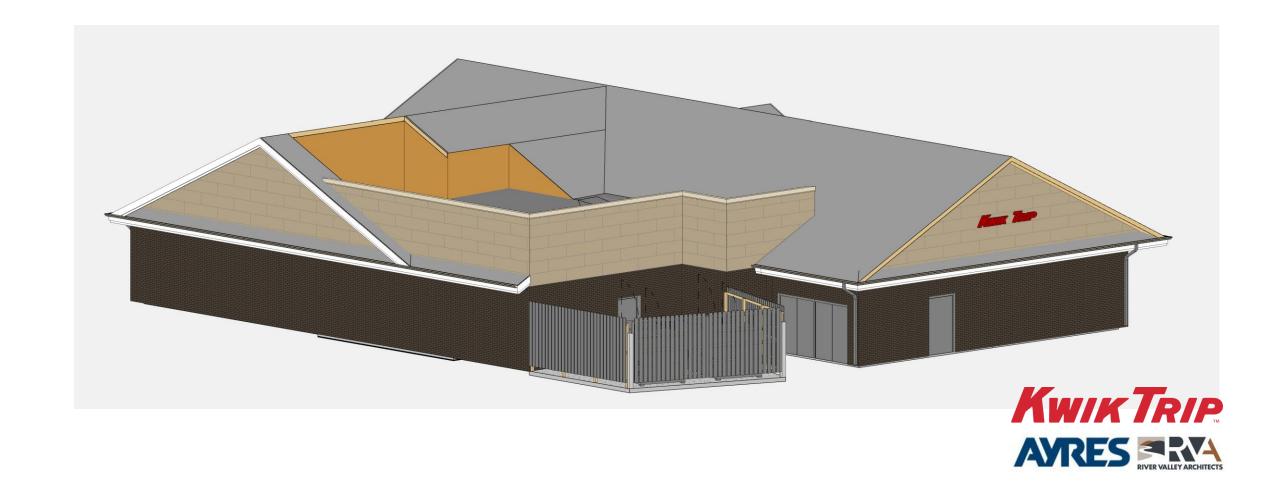
#### **Building Elevations**



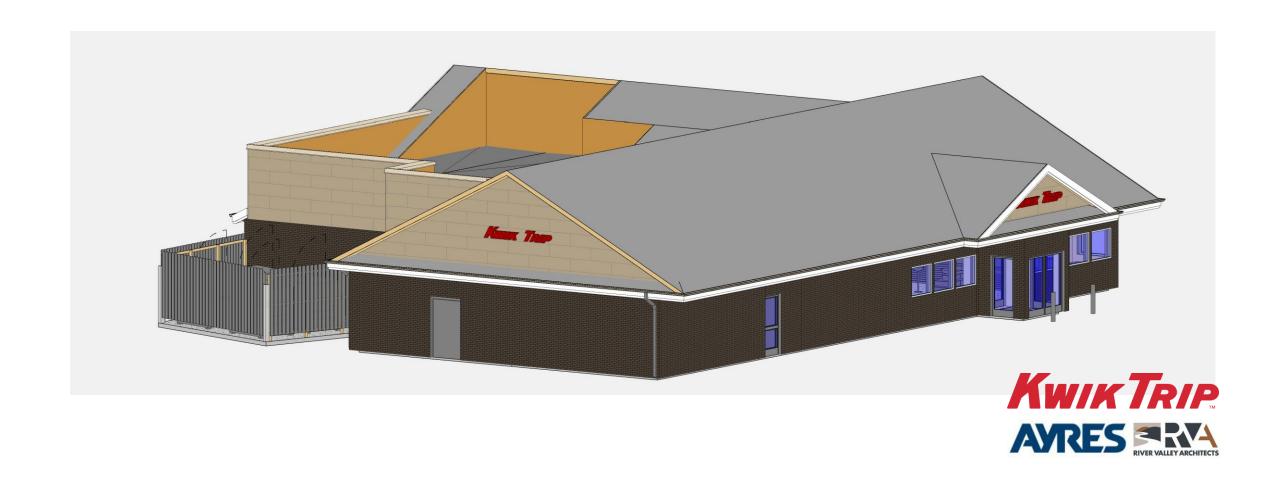
### 3D Rendering – Southeast (back)



### 3D Rendering – Northeast (back)

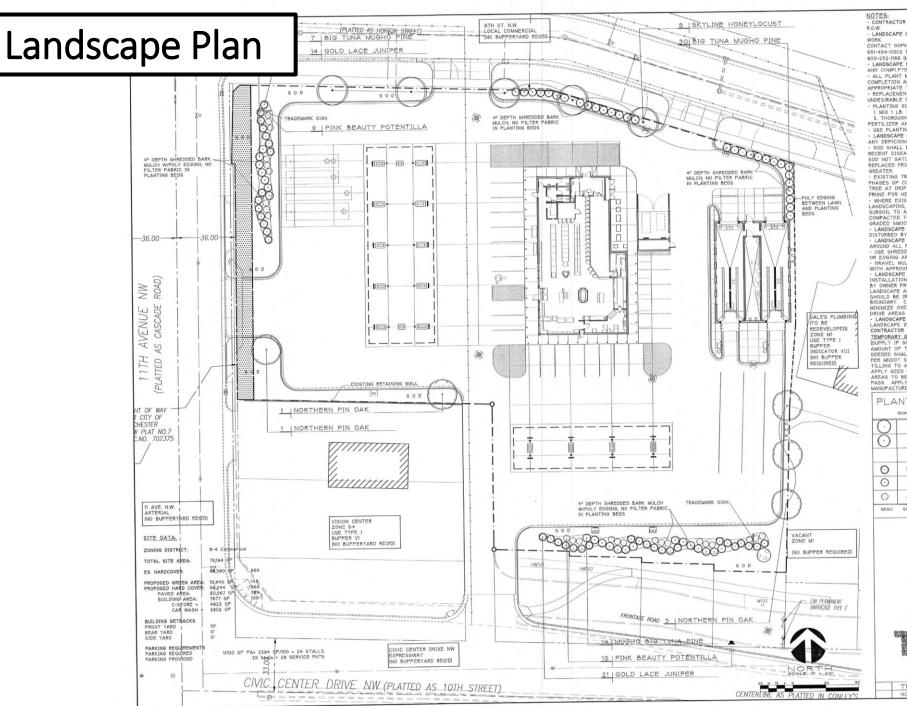


### 3D Rendering – Northwest (front)



### 3D Rendering – Northeast (front)





CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL

LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS

CONTACT GOPHER STATE ONE-CALL

651-454-0002 (METRO)

691-640-0002 [METRO]

SOU-252-166 [MINNESOTA TOLL FREE]

- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE
AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE AR UPON TOTAL

- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE IN PULL TEAR UPON TOTAL
COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT
APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, PREE OF STONES, WEEDS, AND OTHER

UNDESTRABLE DEBRIS.

NDESIRABLE DEBNIS.
PLANTING SOIL MIX (INCIDENTAL COST ITEM)
1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS

PERTILIZER AND TOP SOIL.

- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET. LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF

ANY DEPICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3.1 AND

GREATER - EXISTING TREES, AS SHOWN ON THIS PLAN, SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. STAKE HIGH VISIBILITY POLY FENCING AROUND EACH TREE AT DRIP LINE. REMOVE DAMAGED, DISPIGURED, AND DESEASED BRANCHES. PRUNE FOR HEALTHY GROWTH HABIT.

PRUNE: FOR HEALTHY GROWTH HABIT.

\*\*WHERE EXISTING CONCRETE' ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2" WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL, AREAS TO BE LANDSCAPED AND SODDED SHALL BE

GRADED SMOOTH AND EVEN.

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE
DISTURBED BY CONSTRUCTION INCLUDING ALL ROW. AND ADJACENT PROPERTIES.

- LANDSCAPE CONTRACTOR TO INSTALL "VALLEY VIEW, "BLACK DIAMOND" EDGING

AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.

- USE SHREDDED HARDWOOD BARK MULCH. INSTALL 4" DEPTH. NO FILTER FABRIC

LIGE SHREDDED HARDWOOD BARK MULCH. INSTALL 4" DEPTH. NO PILTER PABRIC OR EDGING AROUND ALL TREES AND SHRUD BEDS.

GRAVEL MULCH SHALL BE 1" DIA WASHED RIVER ROCK". INSTALL 4" DEPTH NO PILTER PABRIC OR EDGING AROUND ALL TREES AND SHRUD BEDS.

HARDWOOD WEED PARKED BARRIER INDICATED PLAN.

LANDSCAPE. CONTRACTOR IS RESPONSILE FOR INSTALATION SPESIAL BE APPROVED HIS PARKED BARRIES AND SHALL BE APPROVED BARRIES AND SHALL BARRIES AND SHALL BARRIES AND SHALL BARRIES AND SHALL BARRIES BARRIES AND SHALL BARRIES BARRIES AND SHALL BARRIES BA

CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER 10 OWNER.

THEMPORARY GRASS-SEED SECLIFICATIONS

[SUPPLY IF SOO AND PLANTING AREAS CAN NOT BE INSTALLED FOR AN EXTENDED

AMOUNT OF THEM PERFORMED PER MAJOT SECTION 3876, MIXTURE 8600. MULCH

SEED MAJOR SECTION 5882, TYPE I MULCH. PREPARE AREAS TO BE SEEDED BY JOS.

TILLING TO A MINIMUM OF YO PEPTH. RESTORE ALL AREAS TO FINISHED FRADE.

APPLY SEED WITH A BRILLION SEEDER, EVENLY AT 40 LBS. PER ACKE, PASSING

AREAS TO SE SEEDED TWO WAYS, PROVIDING 12T THE TOTAL APPLICATION EACH

PASS. APPLY APPROVED EROSION CONTROL SEEDER BLANKET, INSTALLED PER

MANUPLACTURERS SPECIFICATIONS, ON SLOPES 31 AND GRACIERS TRAILED PER

#### PLANT MATERIAL

	QUANTITY	0128	ROOT	COMMON NAME BOTANICAL NAME
(	5	2.0# CAL.	B&B	NORTHERN PIN OAK
				Quercus ellipsoidalis
0			868	SKYLINE HONEYLOCUST
0	- 5	2.0" CAL.		Gleditaia triocanthos var, inermis 'Skycole'
_	35	30" SPR.	В&В	GOLD LACE JUNIPER
0				Juniperus chinensis 'Gold Lace'
0	51	30" HT.	B&B	MUGHO BIG TUNA PINE
0				Pinus mugo 'Big Tuna'
0	24	15" HT.	B&B	PINK BEAUTY POTENTILLA
0				Potentilla fruticosa 'Pink Beauty'

MISC. SOD, EDGING, PLANTING SOIL, GRAVEL MULCH, FILTER FABRIC



CONVENIENCE ST WITH CAR WASH LANDSCAPE

KWIK

TRIP

**STORES** 

STORES

KWIK TRIP, Inc

1626 OAK STREET LACROSSE, WI 54602-2107 PH. (608) 781-8988

FAX (608) 781-8960

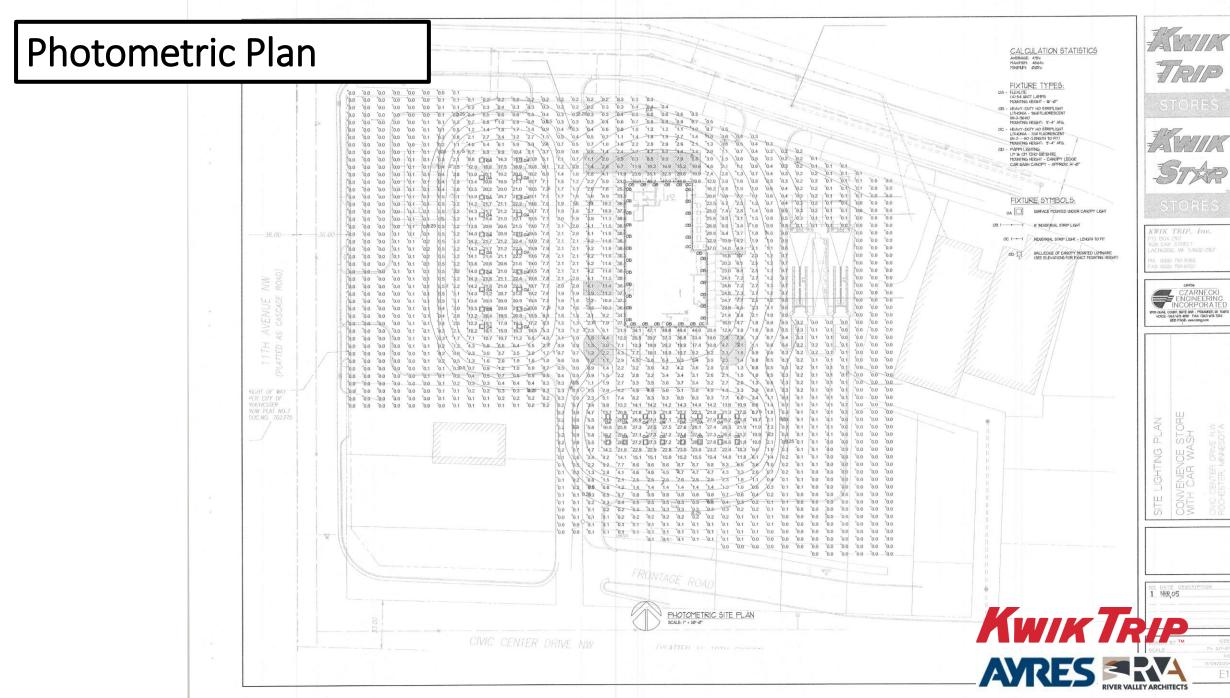
INSITES

I hereby certify that this plan, spealflaation, or report was prepared by me or under my direct supervision, and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Date 04/05/05 Reg. No. 19306

OR

P.O. BOX 2107





## **Traffic Impacts**

Trip generations are anticipated to remain the same.



## Q&A



## Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email <a href="mailto:communitydevelopment@rochestermn.gov">communitydevelopment@rochestermn.gov</a> or phone (507-328-2600).

