



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.

Interior

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

Exterior

- Trash Enclosure
- Parking
- Utilities
- HVAC

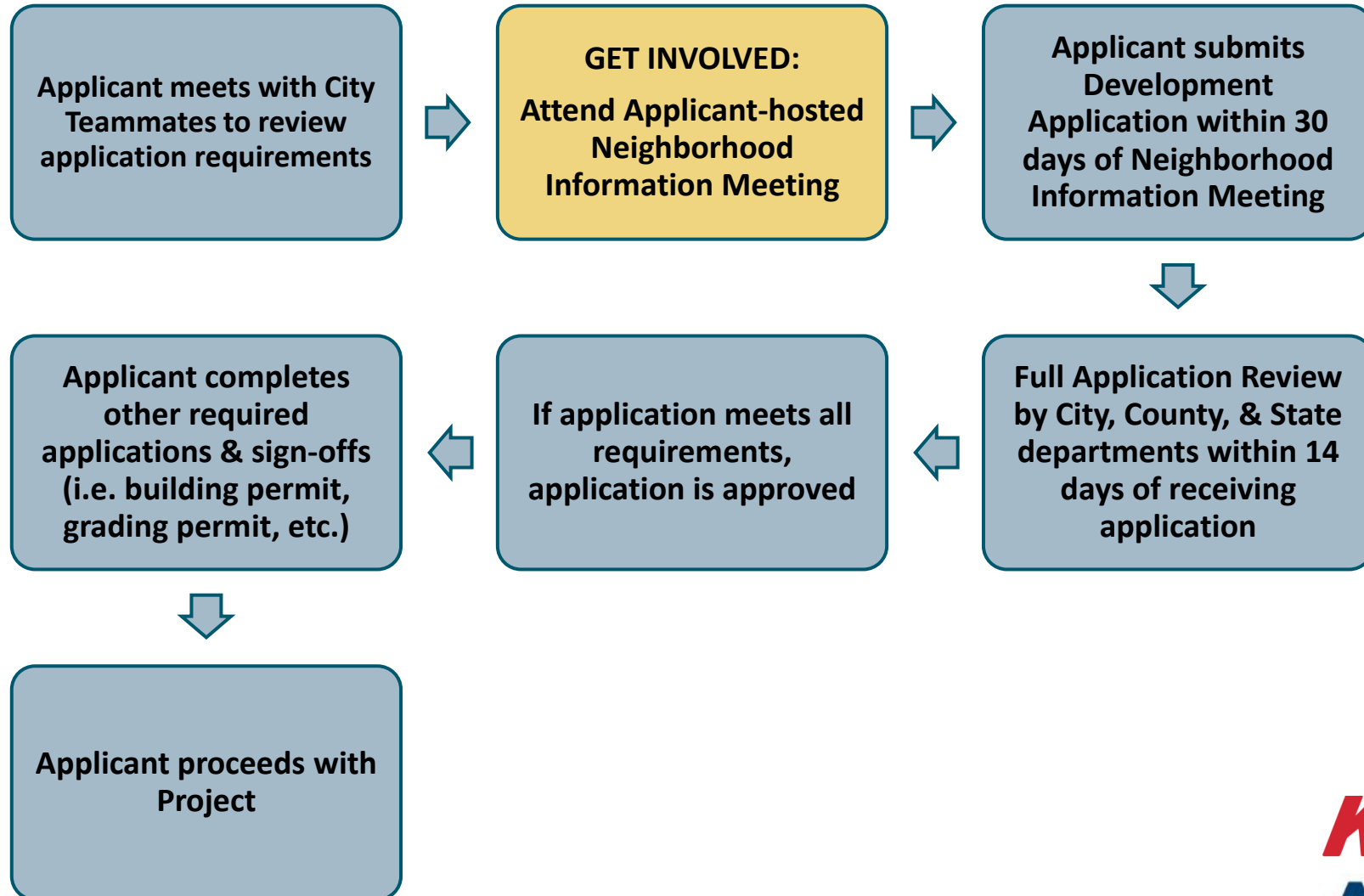
Existing Store



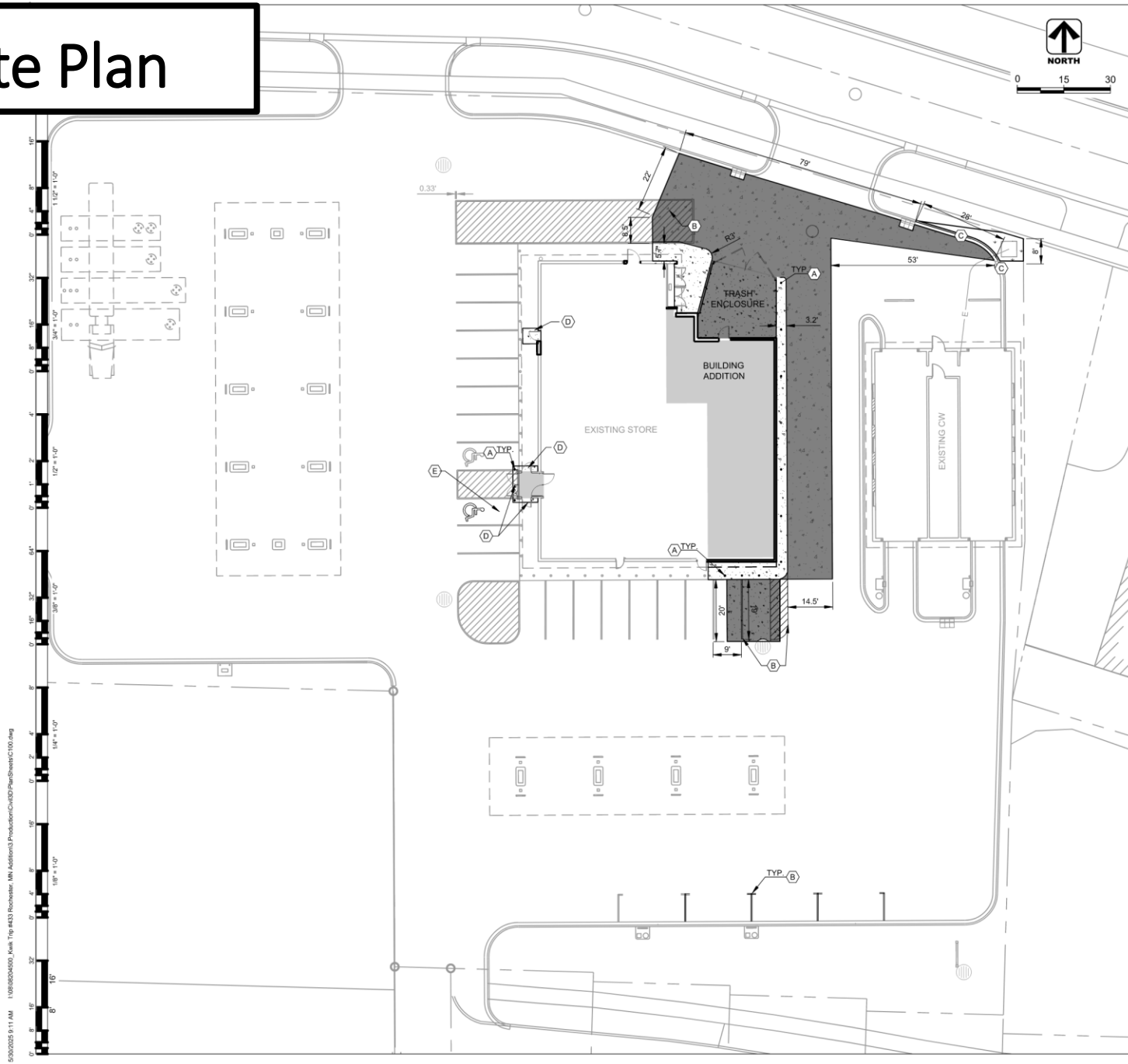
Existing Store - Northwest



The Application Process



Site Plan



SITE MATERIALS LEGEND

CONCRETE SIDEWALK, SEE DETAIL 5/C500

CONCRETE PAVEMENT
SEE DETAIL 1/C500

SOD AND 8" PLANTING MIXTURE

BUILDING ADDITION,
SEE ARCHITECTURAL PLANS

STANDARD CURB & GUTTER

SITE KEYNOTES

- (A) PIPE GUARD POST, SEE DTL 2/C500
- (B) PAVEMENT STRIPING, YELLOW
- (C) STANDARD CURB AND GUTTER, SEE DETAIL 3/C500
- (D) STRUCTURAL STOOP, SEE STRUCTURAL PLANS
- (E) ADA PAVEMENT MARKING AND SIGN TO MATCH EXISTING, SEE DTL 7/C500
- (F) INTEGRAL CURB, SEE DTL 5/C500

SITE DATA

PARCEL ID: 075431
ZONING: COMMERCIAL

	EXISTING	PROPOSED
PARCEL AREA	1.789 AC	1.789 AC
HARD SURFACE AREA		
STORGE	0.110 AC	0.153 AC
CAR WASH	0.086 AC	0.065 AC
SIDEWALK	0.051 AC	0.061 AC
PAVEMENT	1.364 AC	1.311 AC
IMPERVIOUS TOTAL	1.590 AC	1.590 AC
PERVIOUS AREA	0.199 AC	0.199 AC
PERCENT	11.12%	11.12%
BUILDING HEIGHTS	23'- 3"	23'- 3"
STATION STORE		

PARKING SUMMARY

PARKING REQUIRED 1/300 SF FA = 6,294 SF / 300 = 21 STALLS

PARKING PROVIDED	EXISTING	PROPOSED
STANDARD STALLS	24	22
HANDICAP STALLS	1	2
FUEL CANOPY STALLS	28	28
DIESEL CANOPY STALLS	4	4
TOTAL STALLS	57	54

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AYRES

**KWIK
TRIP**



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

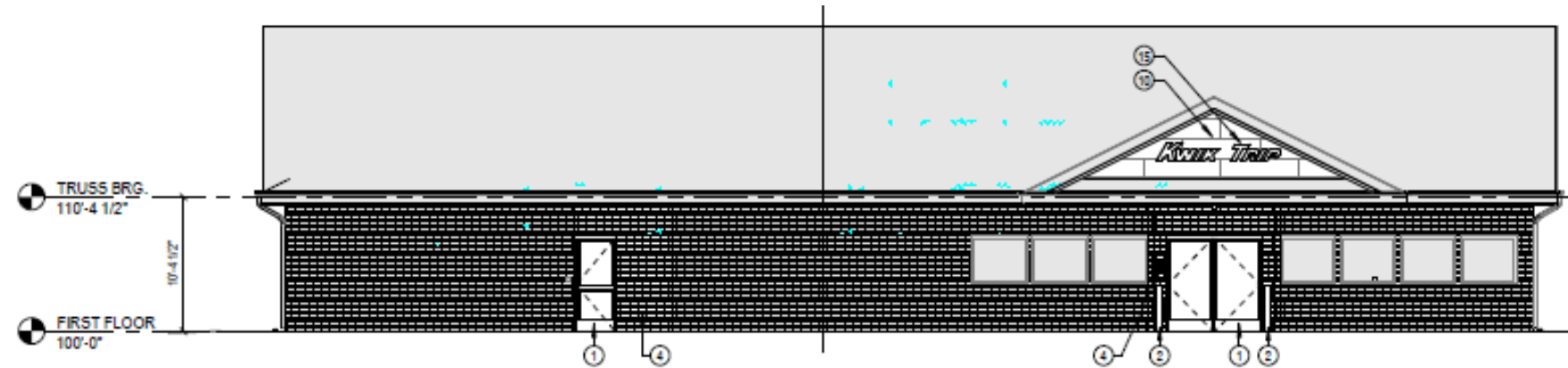
SIGNATURE: Jose J Gonzalez
 DATE: 5/30/25 LICENSE NO: 59513

KWIK TRIP
STORE #433 ADDITION
560 11TH AVENUE NW
ROCHESTER, MN 55901

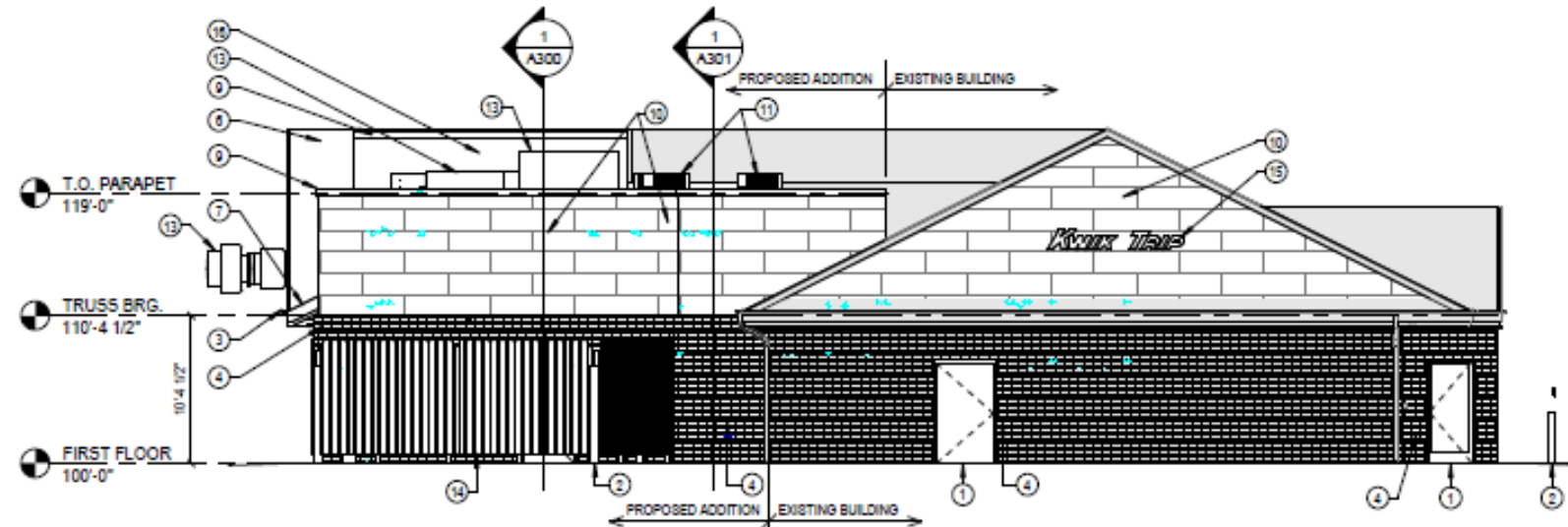
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Kwik Trip
AYRES **RVA**
RIVER VALLEY ARCHITECTS

Building Elevations

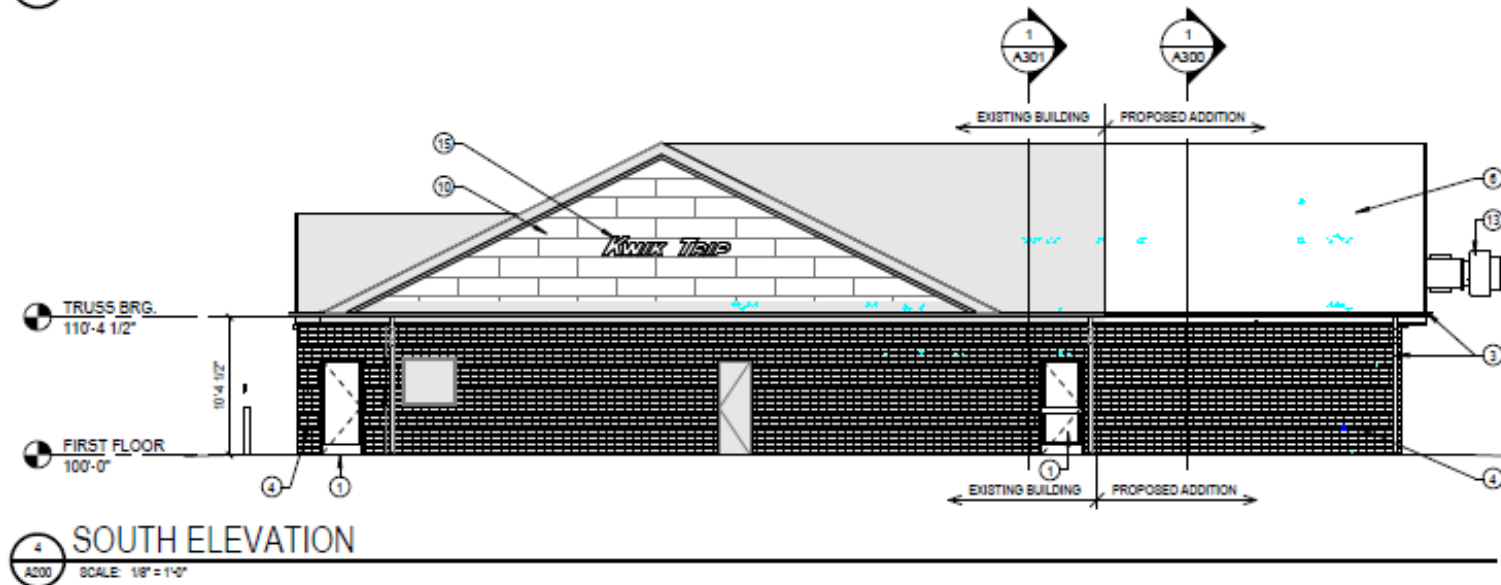
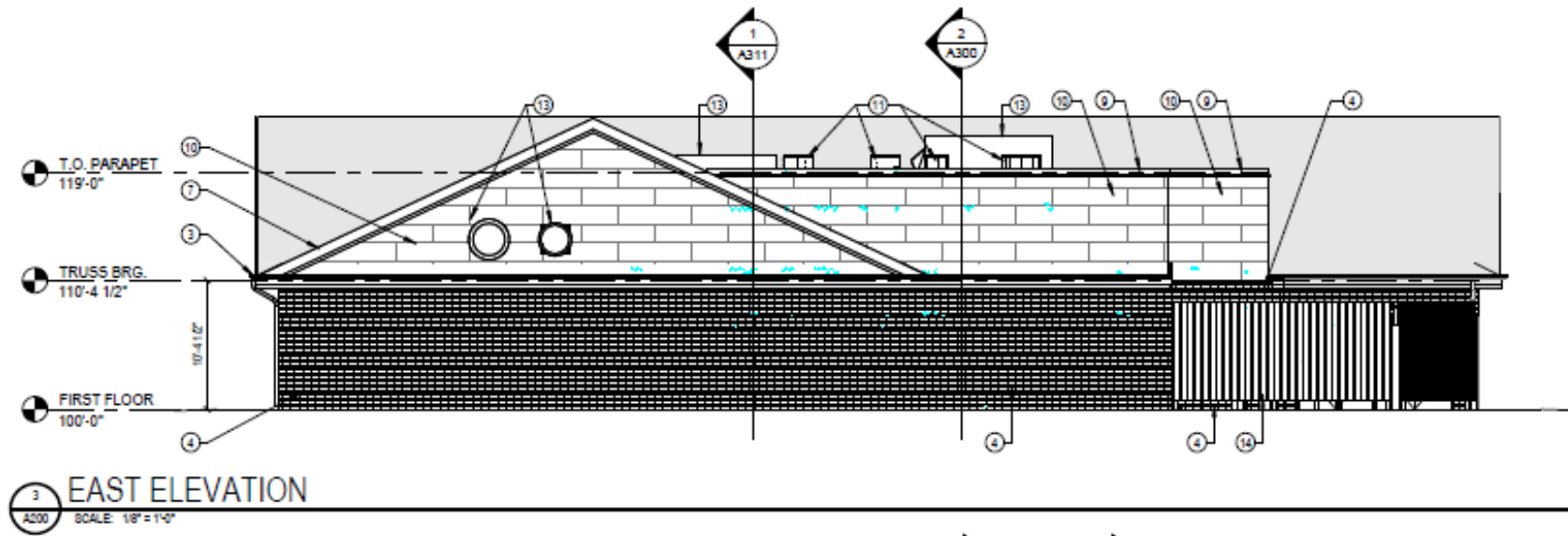


1 WEST ELEVATION
A200 SCALE: 1/8" = 1'-0"

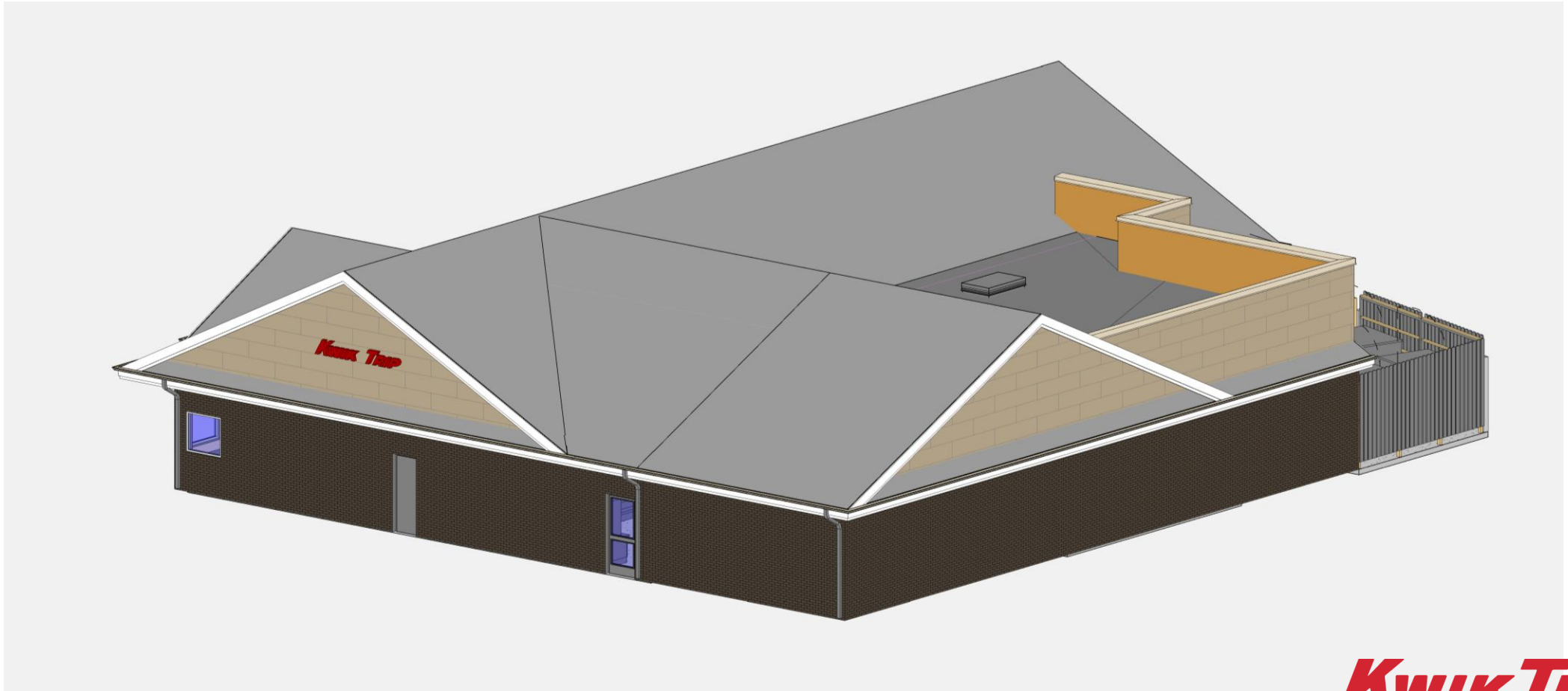


2 NORTH ELEVATION
A200 SCALE: 1/8" = 1'-0"

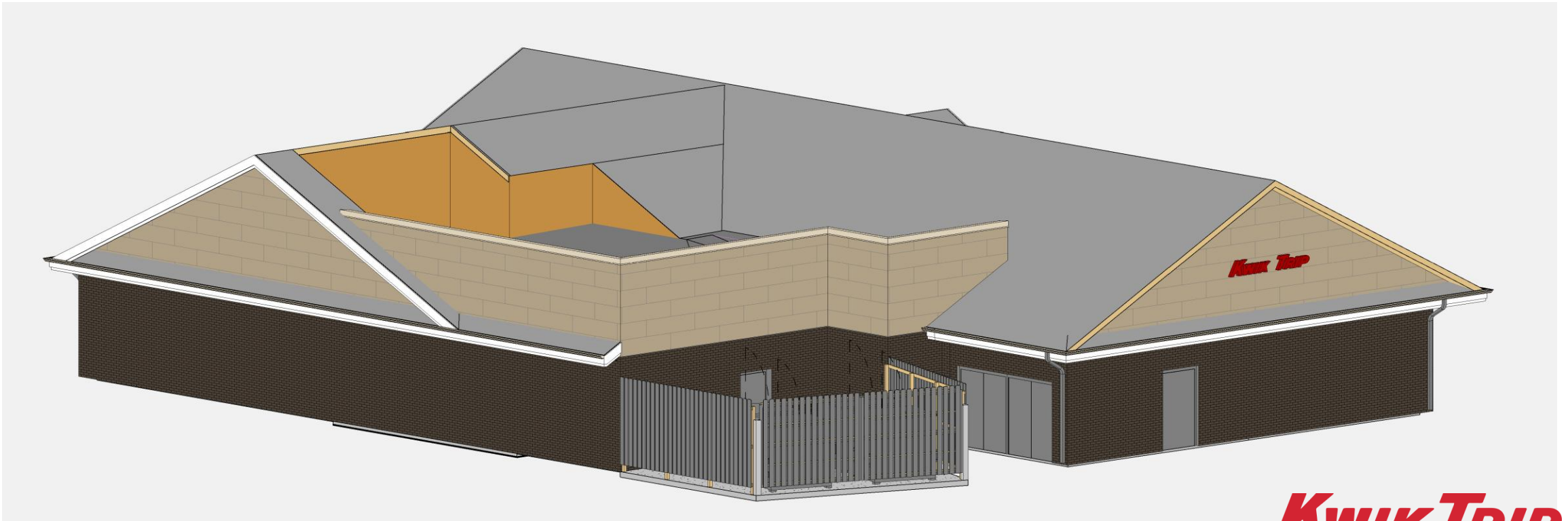
Building Elevations



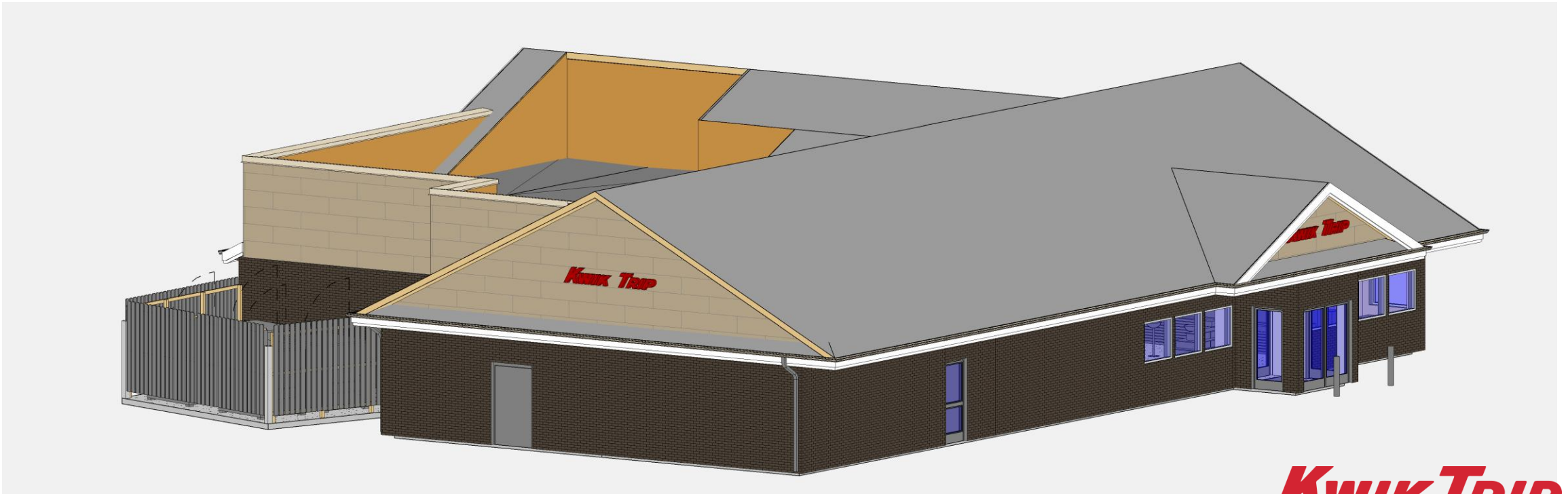
3D Rendering – Southeast (back)



3D Rendering – Northeast (back)



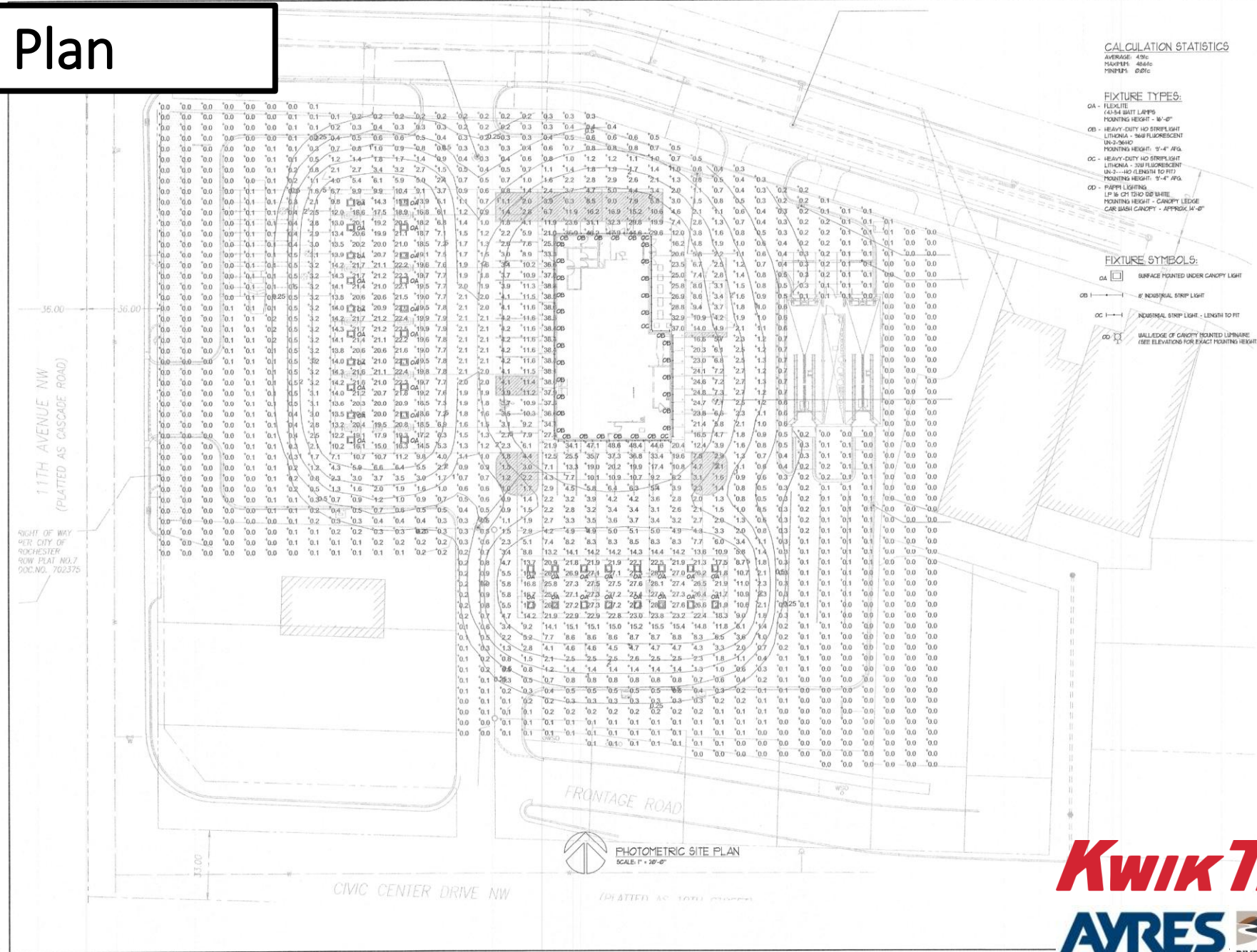
3D Rendering – Northwest (front)



3D Rendering – Northeast (front)



Photometric Plan



Kwik Trip

STORES

Kwik Star

STORES

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WEB PAGE: czarnocki.com

SITE LIGHTING PLAN
CONVENIENCE STORE WITH CAR WASH
CIVIC CENTER DRIVE NW
ROCHESTER, MINNESOTA

NO. DATE DESCRIPTION
1. MAR 05

SCALE: 1" = 20'-0"
DATE: 3/10/05
E1

Kwik Trip

AYRES RIA
RIVER VALLEY ARCHITECTS

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 communitydevelopment@rochestermn.gov or phone (507-328-2600).