

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/19/2026	DCPCUP-2026-02704
Public Hearing Date	
05/26/2026	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME KWIK TRIP INC	Phone with Area Code (608) 793-4933	AGENT NAME SETH WADDELL	Phone with Area Code (608) 793-4933
BILLING ADDRESS (Number, Street) 1626 OAK ST		ADDRESS (Number, Street) 1813 KRAMER STREET	
(City, State, Zip) LA CROSSE, WI 54603		(City, State, Zip) La Crosse, WI 54601	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
NW corner of Anderson Rd and Haase Rd					
TOWNSHIP BURKE	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-092-4550-0		---		---	

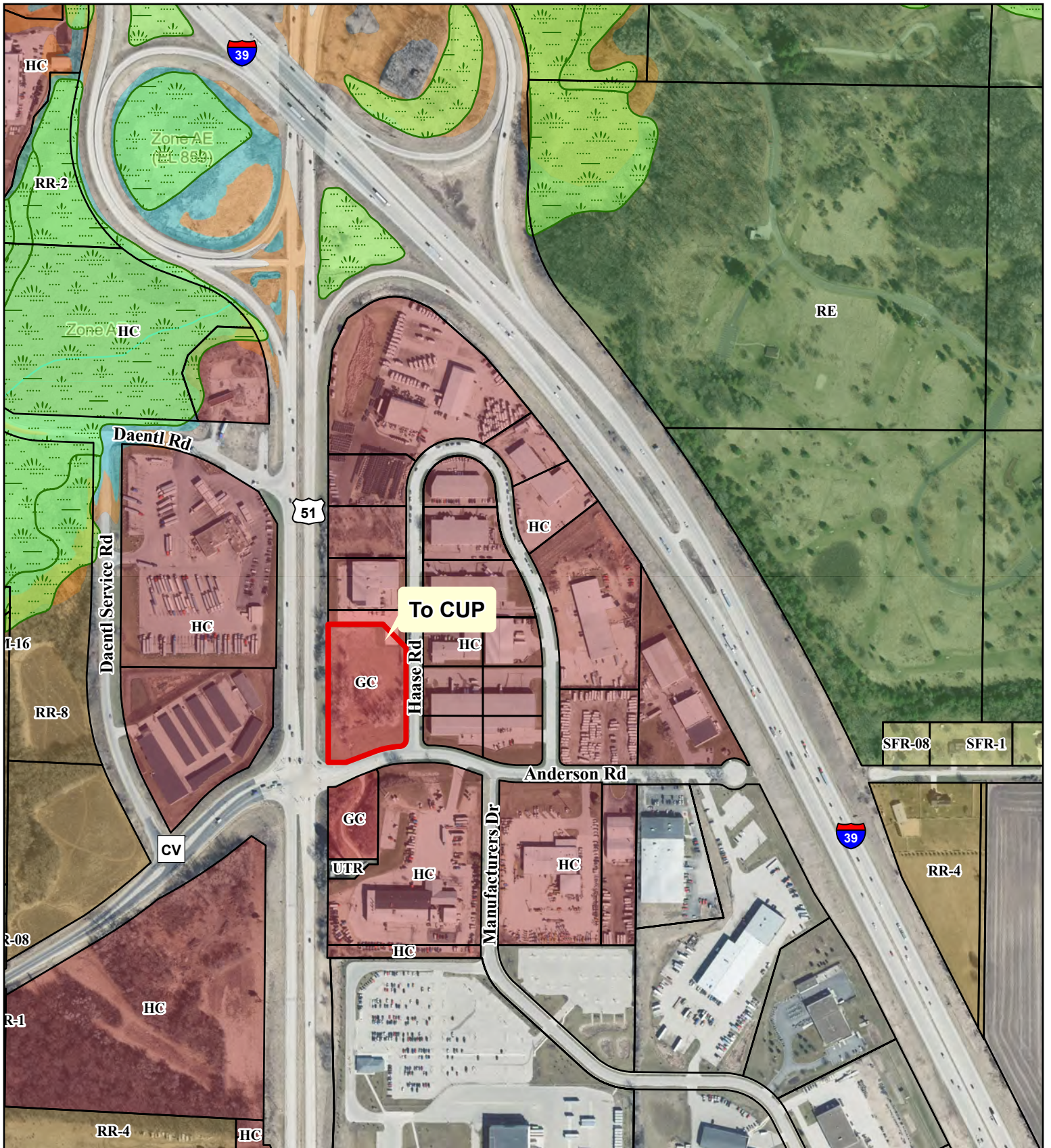
CUP DESCRIPTION

DRIVE-IN ESTABLISHMENT (GAS STATION AND C-STORE)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.272(3)	3.4
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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CUP 2704
KWIK TRIP INC



-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
- Flood Hazard Zones**
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee
- Zone Type**



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Kwik Trip	Agent Name:	Seth Waddell
Address (Number & Street):	1626 Oak Street	Address (Number & Street):	1813 Kramer Street
Address (City, State, Zip):	La Crosse, WI 54061	Address (City, State, Zip):	La Crosse, WI 54601
Email Address:		Email Address:	
Phone#:	608-793-4933	Phone#:	608-793-4933

SITE INFORMATION

Township:	Burke	Parcel Number(s):	081009245500
Section:	9-8-10	Property Address or Location:	NW corner of Anderson and Haase
Existing Zoning:	GC	Proposed Zoning:	GC
CUP Code Section(s):	drive through establishment		

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Construction of C-Store with fuel canopy</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use: The gas pumps would be considered a "drive through establishment" under zoning code, which requires a conditional use permit</p>	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Seth Waddell

Date: 3/12/2026

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed Kwik Trip convenience store will be constructed and operated in accordance with all applicable building, fire, environmental, and public-health regulations. Kwik Trip stores are designed with modern safety features, including well-lit parking areas, security cameras, controlled access points, and clear sightlines. Fueling operations comply with state and federal environmental standards, including spill-prevention systems and vapor-recovery technology.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Kwik Trip stores are designed to be compatible with surrounding commercial and mixed-use areas. The building architecture, landscaping, lighting, and signage will meet or exceed local zoning requirements to minimize visual or operational impacts. Traffic circulation is designed to avoid disruption to adjacent properties. Noise levels are low and consistent with typical commercial activity. As a result, the use will not diminish the value or enjoyment of neighboring properties.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed C-store supports the planned commercial development pattern for the area and will not impede future growth. Kwik Trip facilities typically serve as anchor neighborhood services that complement surrounding businesses and encourage additional investment. The site layout preserves access, utilities, and infrastructure corridors needed for future development of adjacent parcels.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The site will be fully served by existing municipal utilities, including water, sanitary sewer, stormwater management, and electrical service. Stormwater facilities will be engineered to meet Dane County and Town requirements, ensuring no adverse runoff impacts. Access roads

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The site plan provides safe and efficient ingress and egress for customers, delivery vehicles, and emergency services. Driveway locations have been selected to maximize sight distance and minimize conflicts with nearby intersections. Internal circulation is designed to

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The proposed Kwik Trip development meets all zoning district requirements, including setbacks, building height, lot coverage, landscaping, lighting, signage, and parking standards. Any additional conditions imposed by the Town or Dane County will be

7. The conditional use is consistent with the adopted town and county comprehensive plans.

The project aligns with the goals of the Town and Dane County comprehensive plans by providing essential neighborhood services, supporting economic development, and enhancing transportation convenience. Kwik Trip stores typically serve as community hubs that

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

NA

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

NA

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

NA

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

NA

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

NA

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

<p>Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.</p> <p>The proposed conditional use is the construction and operation of a new Kwik Trip convenience store and fueling station located at the corner of Haase Road and Anderson Road. The project includes a modern single-story convenience store building of approximately 11,033 square feet, a covered fuel canopy with 20 fueling positions, and associated site improvements such as parking, landscaping, lighting, and stormwater facilities. The business will provide retail grocery items, fresh food, beverages, and fuel services, operating 24/7 with standard commercial equipment including fuel dispensers, underground storage tanks, refrigeration units, and food-service equipment. All improvements are designed to meet local zoning, safety, and environmental standards while providing essential services to the surrounding community.</p>
<p>List the proposed days and hours of operation.</p> <p>24/7</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>30-50</p>
<p>List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.</p> <p>Minor noise from customer vehicles and delivery trucks, fueling operations use state-of-the-art underground storage tanks with vapor-recovery and spill-prevention systems to minimize odors and prevent contamination. All stormwater runoff will be managed through</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>Outdoor elements will be limited to fuel dispensers beneath the covered canopy, an air station, and screened waste and recycling enclosure, propane cage for 20 gallon tanks, salt bins under canopy where salt can be procured. Any exterior operational areas are designed to be clean, well-maintained, and fully compliant with local zoning and environmental standards to ensure minimal impact on</p>
<p>For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.</p> <p>engineered stormwater management plan will be prepared, including on-site detention/retention facilities, water-quality treatment</p>
<p>List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.</p> <p>The proposed Kwik Trip development will be served by modern, code-compliant sanitary facilities connected to the municipal water and</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>Trash, solid waste, and recyclable materials will be managed using a screened outdoor waste enclosure located on the site, designed to fully contain dumpsters for garbage and recycling. Waste will be collected regularly by a licensed hauler to prevent overflow, odors, or</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p>The proposed Kwik Trip is expected to generate typical daily traffic associated with a modern convenience store and fueling station, consisting primarily of passenger vehicles with occasional light- and medium-duty delivery trucks. Heavy truck traffic will be minimal and</p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>The only hazardous or potentially explosive materials stored on site will be petroleum products contained within the underground fuel storage tanks associated with the fueling station. These tanks are double-walled, electronically monitored, and equipped with</p>
<p>Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.</p> <p>The proposed outdoor lighting will consist of fully shielded LED fixtures mounted on the building, under the fuel canopy, and on pole lights within the parking lot. All lighting will be designed to meet dark-sky principles and minimize glare, spillover, and illumination of neighboring</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.</p> <p>Signs will include a combination of building-mounted signs and a freestanding pylon sign located near west property line. All signs will be</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>not use, currently trees and grass</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>commercial</p>

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

March 12, 2026

Town of Burke & Dane County Planning Departments

RE: Kwik Trip Store #1232 – Town of Burke

Dear Reviewers,

On behalf of Kwik Trip, Inc., please accept this letter as part of our formal submittal for the Site Development Plan Review for the proposed Kwik Trip Store #1232 in the Town of Burke, Wisconsin. We respectfully request to be placed on the next available agenda for review of our Conditional Use Application.

Kwik Trip is proposing the development of a new convenience store featuring a 10-dispenser fueling canopy. The following materials are included with this submittal for your review:


- Civil Submittal Plans
- Stormwater Management Plan
- Building Elevations
- Signage Plans
- Recorded CSM (for reference)
- Applications

Operations

The proposed store will operate 24 hours a day, offering a full range of products consistent with other Kwik Trip/Kwik Star locations throughout the Midwest. These include fresh produce, bakery and dairy items, hot and cold prepared foods, fresh meat, groceries, convenience merchandise, tobacco products, lottery tickets, alcoholic beverages, gasoline, diesel, E-85, ice, and propane.

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.



Outdoor merchandise is proposed adjacent to the store and under the fueling canopy and will include two ice chests and one propane tank cage. To ensure the highest quality of fresh products, we are also requesting approval for daily deliveries.

Architecture and Site Design

The building will feature high-quality architectural materials including full brick cladding, stucco accents, standing seam metal roofing, and aluminum storefront systems. The site design includes extensive landscaping, modern stormwater management systems, guest and coworker parking, concrete paving with curb and gutter, and both wall and monument signage.

Economic Investment

This development represents a significant investment in the Town of Burke. In addition to substantial physical improvements, the project will create approximately 25 to 30 permanent jobs with an estimated annual payroll of \$500,000.

Community Commitment

Kwik Trip, Inc is committed to being a valued community partner. Our stores are accessible and family-friendly, offering convenient access to essential groceries for all residents, including retirees and families with young children. We actively support the communities we serve through charitable giving and partnerships with local non-profit organizations.

We appreciate your consideration of this application and are happy to provide any additional information or clarification needed. Please feel free to contact me directly via phone or email with any questions.

Sincerely,
Seth Waddell
Construction Development Manager
swaddell@kwiktrip.com
608-793-4933





FRONT LEFT VIEW



FRONT RIGHT VIEW



REAR RIGHT VIEW



REAR LEFT VIEW



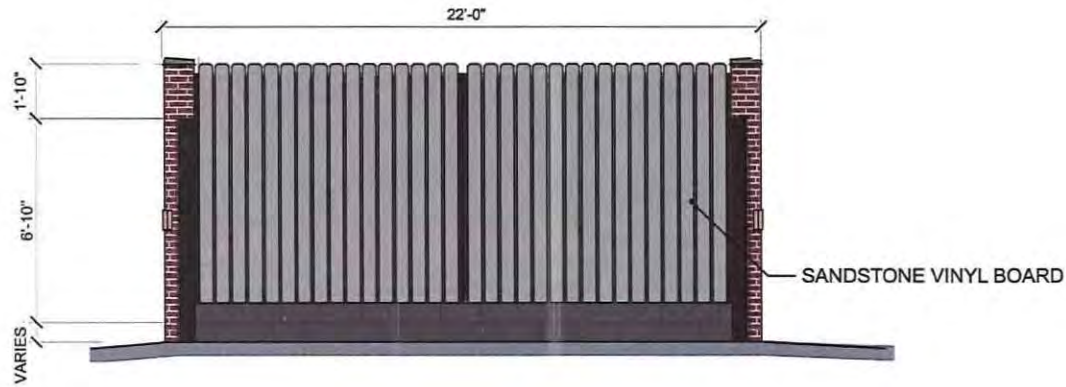
FRONT ELEVATION

**KWIK
TRIP**

**KWIK
STAR**

KWIK TRIP, INC.
P.O. BOX 2107
1500 OAK STREET
LA CROSSE, WI 54602-2107
TEL: 608/785-0001
FAX: 608/781-0999

EXTERIOR ELEVATIONS
LEFT HAND GEN 3

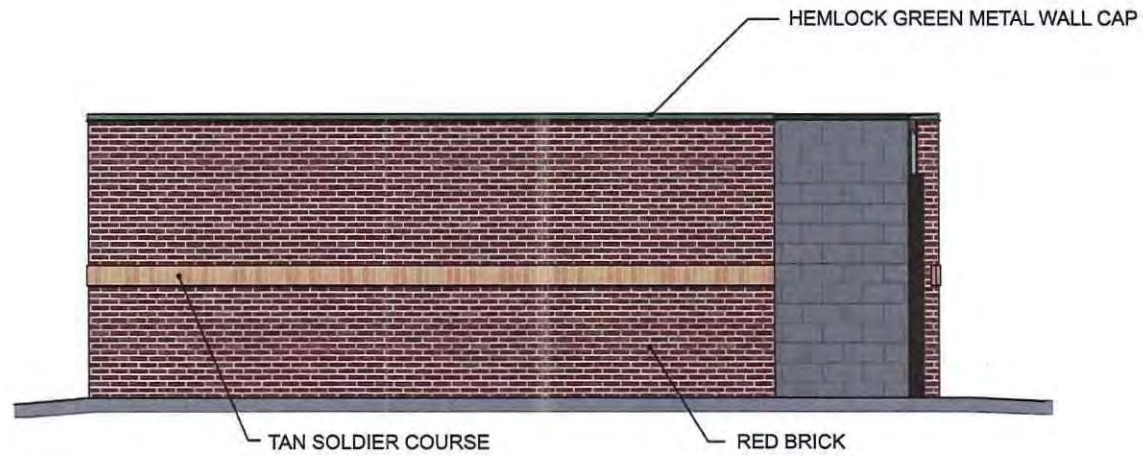


TRASH ENCLOSURE - FRONT ELEVATION

*KWIK
TRIP*

*KWIK
STAR*

KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-6988
 FAX (608) 781-6960



TRASH ENCLOSURE - SIDE ELEVATION



CANOPY ELEVATION

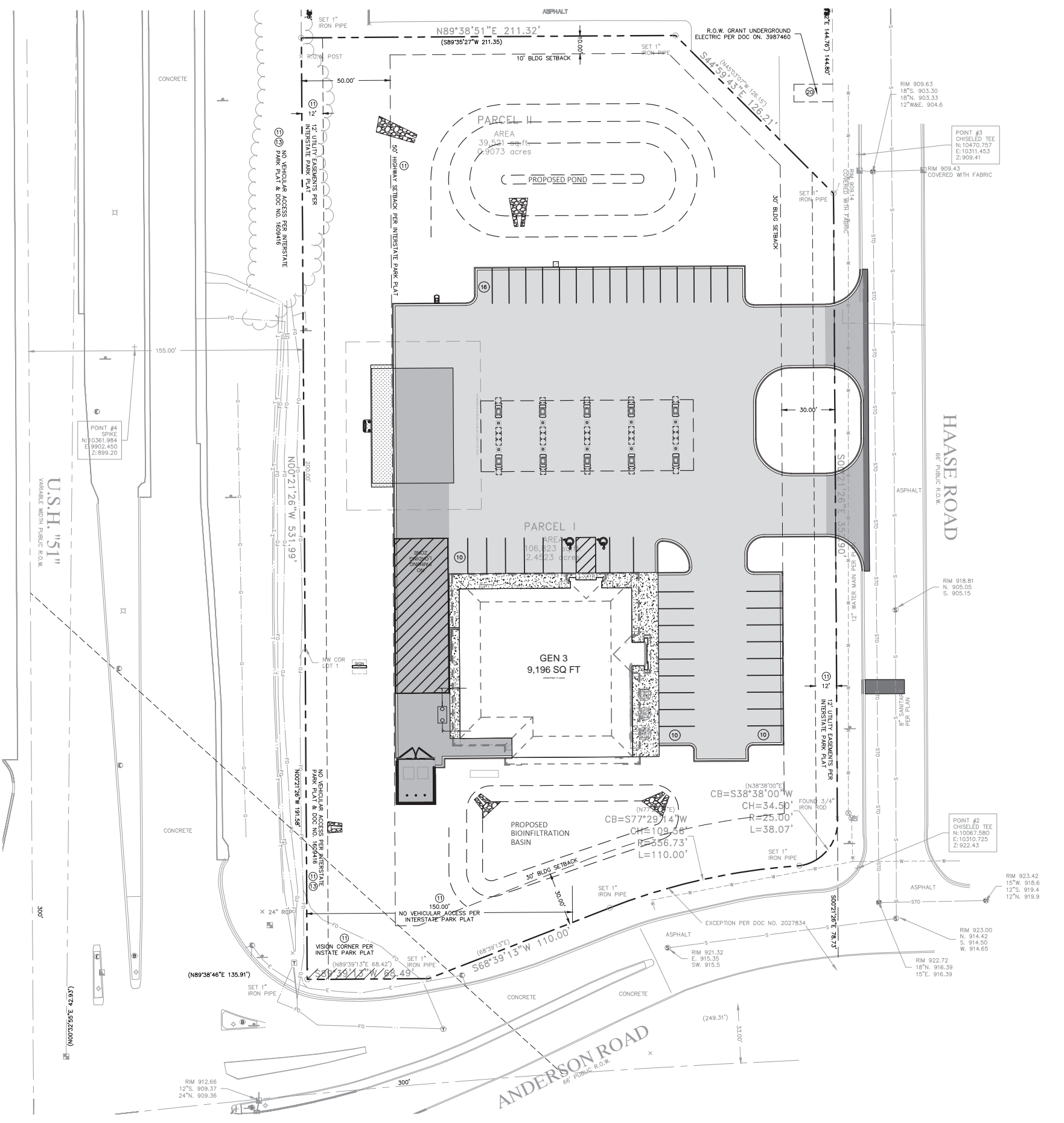


CANOPY PERSPECTIVE

Kwik Trip
Kwik Star

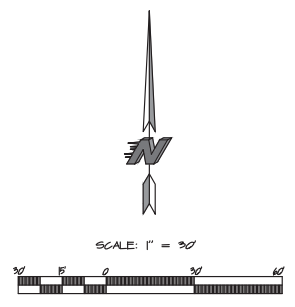
KWIK TRIP, INC.
P.O. Box 2107
1626 Oak Street
La Crosse WI 54602-2107
PH. (608) 781-8988

10 MPD Canopy



LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE PAVEMENT - 6 INCH
- PROPOSED CONCRETE PAVEMENT - 8 INCH
- PROPOSED CONCRETE SIDEWALK - 6 INCH
- PROPOSED CONCRETE SIDEWALK:
 - 4 INCH CONCRETE
 - 6" AGGREGATE BASE
 - JOINTS 5' O.C.
- PROPOSED ASPHALT ROADWAY PAVEMENT REPLACEMENT



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 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

raSmith 16745 W. Blommond Road
 Brookfield, WI 53005-0938
 (262) 781-1000
 rasmith.com

SITE LAYOUT PLAN
GEN 3 CONVENIENCE STORE #1232 WITH 10 MPD
 ANDERSON RD & I-90 ALT
 TOWN OF BURKE

#	DATE	DESCRIPTION

DRAWN BY: MAF
 SCALE: GRAPHIC
 PROJ. NO.: 3260004
 DATE: 03/04/2026
 SHEET: C100

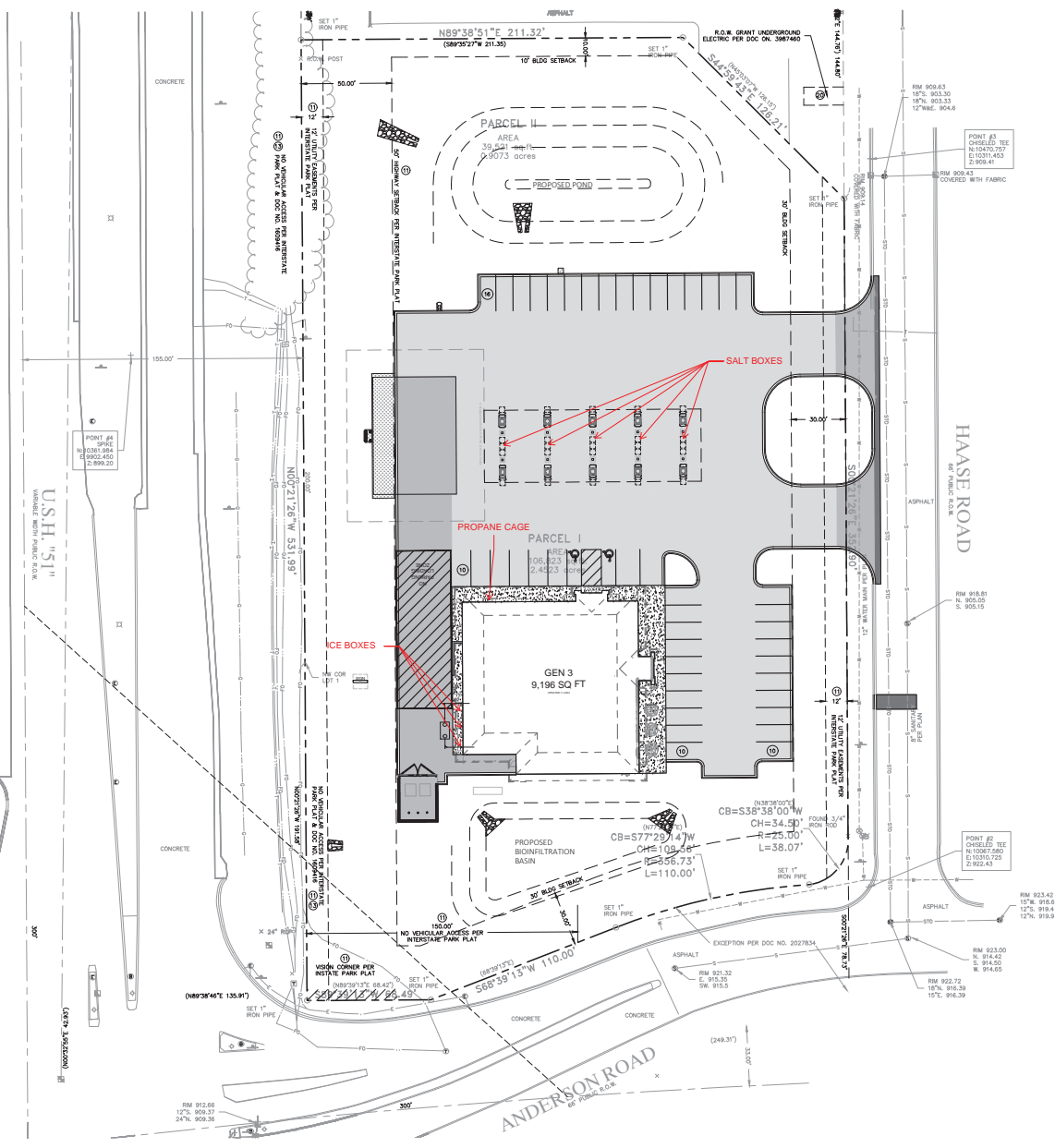


Know what's below.
 Call before you dig.

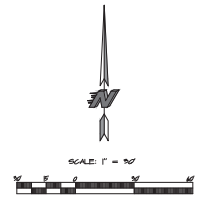
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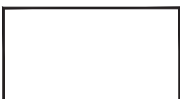
ISSUED FOR REVIEW ONLY



- LEGEND**
- PROPERTY LINE
 - PROPOSED CONCRETE PAVEMENT - 6 INCH
 - PROPOSED CONCRETE PAVEMENT - 8 INCH
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 - PROPOSED CONCRETE SIDEWALK - 4 INCH CONCRETE - 6" AGGREGATE BASE - JOINTS 5' O.C.
 - PROPOSED ASPHALT ROADWAY PAVEMENT REPLACEMENT



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SITE LAYOUT PLAN
GEN 3 CONVENIENCE STORE #1232
WITH 10 MPD
ANDERSON RD & I-90 ALT
TOWN OF BURKE

DATE	DESCRIPTION

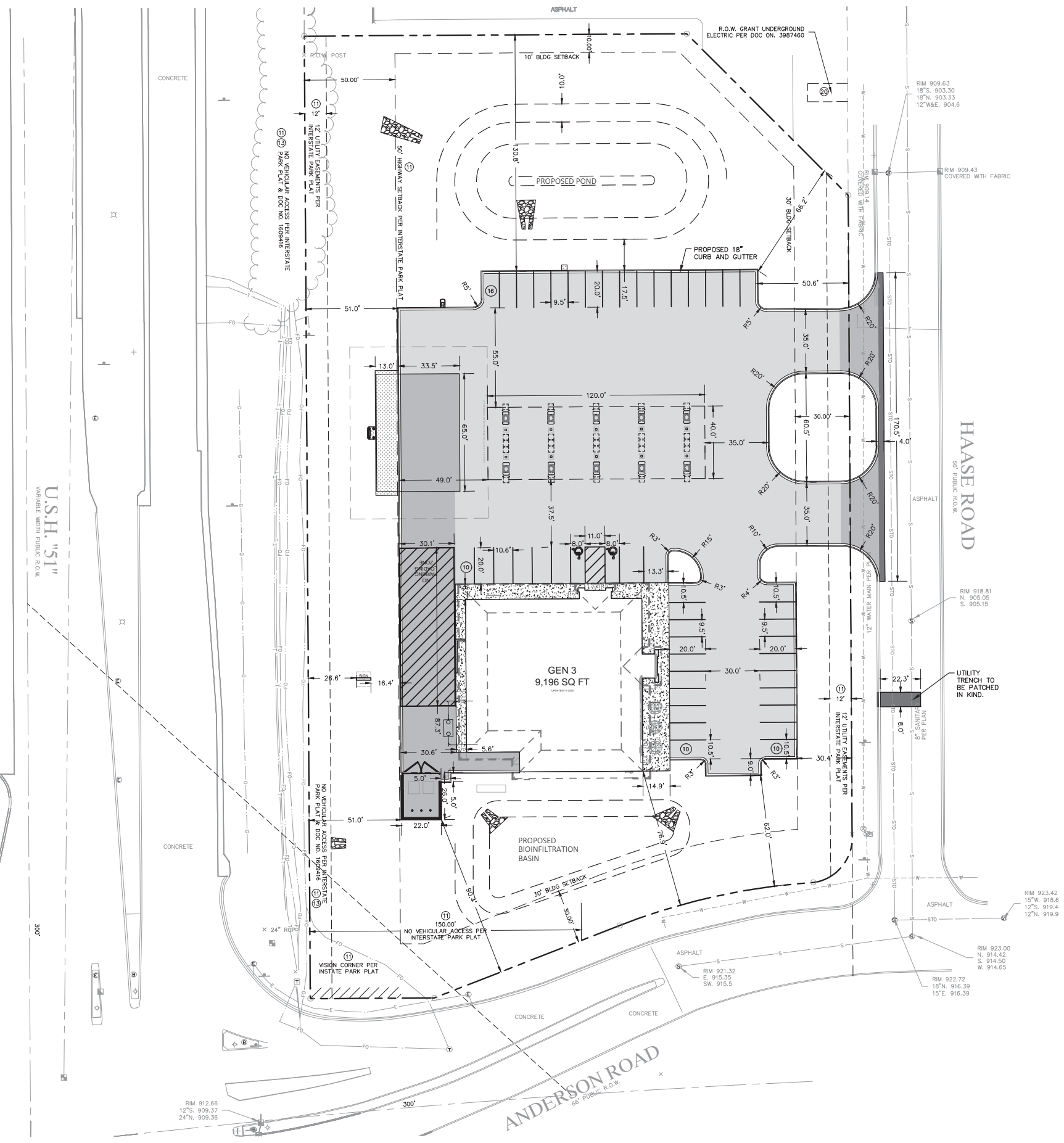
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 PROJ. NO.: 3260004
 DATE: 03/04/2025
 SHEET: C100



Know what's below.
 Call before you dig.

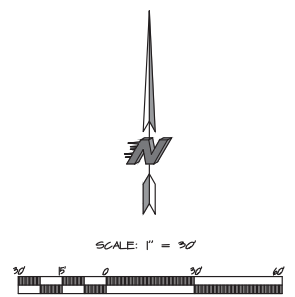
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ISSUED FOR KWIK TRIP REVIEW



LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE PAVEMENT - 6 INCH
- PROPOSED CONCRETE PAVEMENT - 8 INCH
- PROPOSED CONCRETE SIDEWALK - 6 INCH
- PROPOSED CONCRETE SIDEWALK: - 4 INCH CONCRETE - 6" AGGREGATE BASE - JOINTS 5' O.C.
- PROPOSED ASPHALT ROADWAY PAVEMENT REPLACEMENT



SITE STATISTICS - EXISTING CONDITIONS

	SQFT	ACRES	COVERAGE
TOTAL AREA	146,344	3.36	
TOTAL PERVIOUS	141,177	3.24	96.5%
TOTAL IMPERVIOUS	5,167	0.12	3.5%

SITE STATISTICS - PROPOSED CONDITIONS

	SQFT	ACRES	COVERAGE
TOTAL AREA	146,344	3.36	
TOTAL PERVIOUS	84,528	1.94	57.7%
TOTAL IMPERVIOUS	61,816	1.42	42.3%

PARKING STATISTICS

STANDARD PARKING STALLS	44
ACCESSIBLE STALLS	2
STANDARD FUELING STALLS	19
ACCESSIBLE FUELING STALLS	1
TOTAL PARKING SPACES	66



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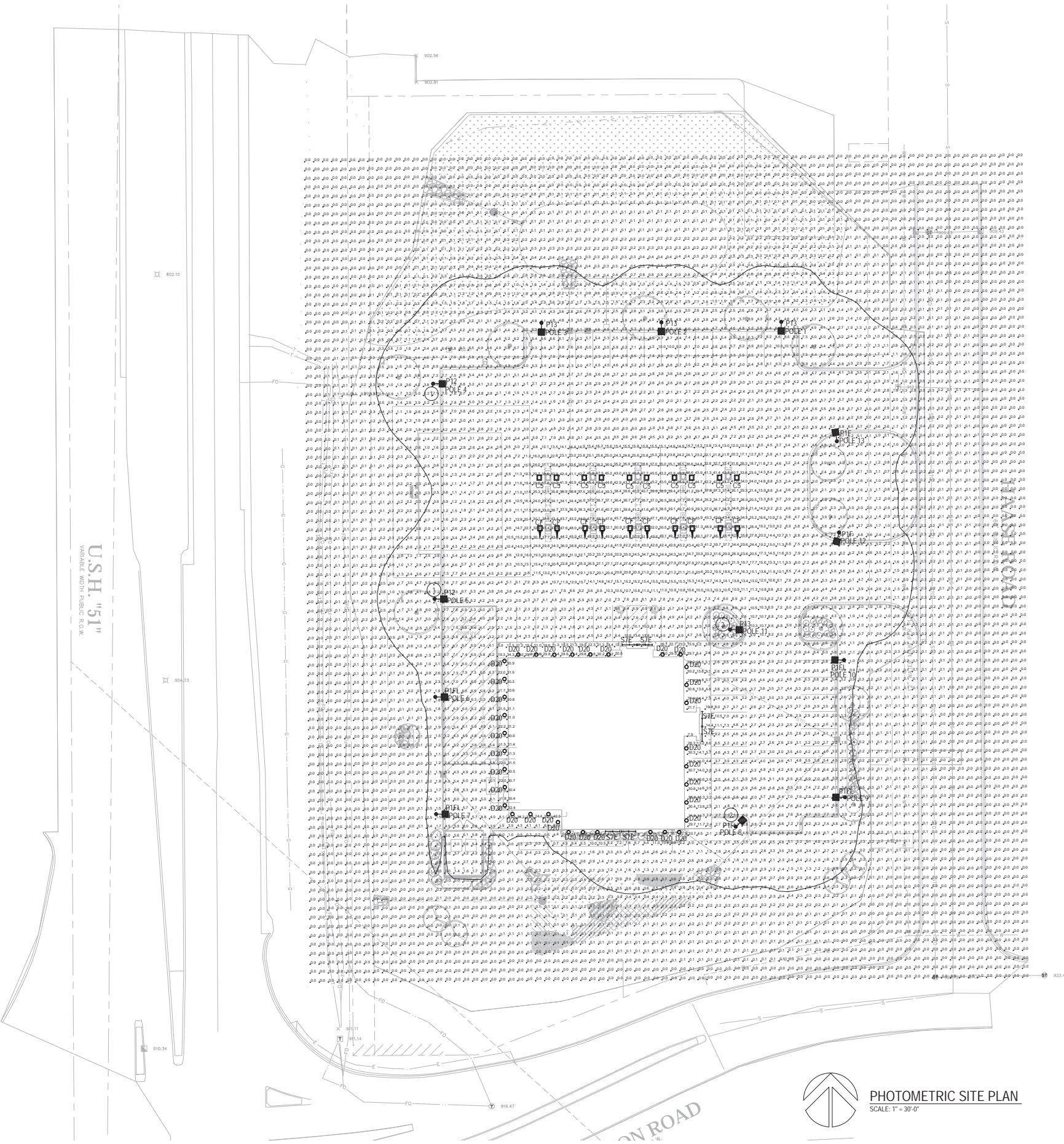
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REACTIVITY BEYOND ENGINEERING (262) 781-1000
rsmith.com

SITE DIMENSION PLAN
GEN 3 CONVENIENCE STORE #1232 WITH 10 MPD
ANDERSON RD & I-90 ALT
TOWN OF BURKE

#	DATE	DESCRIPTION

DRAWN BY: MAF
SCALE: GRAPHIC
PROJ. NO.: 3260004
DATE: 03/04/2026
SHEET: C181

ISSUED FOR REVIEW ONLY





Catalog # _____ Project: _____
 Prepared By: _____ Date: _____

FIXTURE TYPE "CF" - SCV-LED-23L-SCFT-UNV-DIM-50-WHT
 FIXTURE TYPE "CS" - SCV-LED-13L-SC-UNV-DIM-50-WHT

Scottsdale Vertex™ (SCV)

Petroleum Canopy LED Luminaire



OVERVIEW	
Lumen Package	9,000 - 24,000
Wattage Range	66 - 192
Efficacy Range (LPW)	119 - 156
Weight lbs(kg)	15 (6.8)

QUICK LINKS

- [Ordering Guide](#)
- [Performance](#)
- [Photometrics](#)
- [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated optical unit protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- A single fastener secures access door to driver and key components and provides quick & easy access to the electrical compartment for servicing.
- Shipping weight: 15 lbs in carton.

Optical System

- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Available in 5000K and 4000K (+/- 275K) color temperatures.
- Minimum CRI of 70.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2).

- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +40°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class I Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class I, Division 2 applications.

T5 Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 40°C ambient.

Gas Groups A,B,C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Installation

- Installs in a 12" or 16" deck pan.
- Four fasteners are provided with the fixture for using deck, metallic canopy substrates only when classified as suitable for use by installing professional otherwise suitable fasteners should be provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.

- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.

Warranty

- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with IMSBT or ALSC/ALSCS option.
- IP66 Rated Optical Unit per IEC 60598.
- DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QLP to confirm which versions are qualified.

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Scottsdale Vertex SCV Petroleum

ORDERING GUIDE

FIXTURE TYPE "CF" - SCV-LED-23L-SCFT-UNV-DIM-50-WHT
 FIXTURE TYPE "CS" - SCV-LED-13L-SC-UNV-DIM-50-WHT

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: SCV LED 13L SC UNV DIM 50 WHT IMSBT2									
Family / Size	LED Gen	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Controls	
SCV - Petroleum Canopy Luminaire	LED	10L - 10000 Lumens	SC - Standard Symmetric	UNV - 120-277V	DIM - Dim to 10% (0 to 10V dimming)	40 - 4000K	WHT - White	Blank - NONE	
		13L - 13000 Lumens						ALSC - AirLink Synapse Wireless Control System ¹	
		15L - 15000 Lumens						ALSCS - AirLink Synapse Wireless Control System with Sensor ¹	
		20L - 20000 Lumens						ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24" mounting height) ²	
FIXTURE "CF"	LED	23L - 23000 Lumens	SCFT - Combination Standard Symmetric and Forward Throw	HV - 347-480V		50 - 5000K	BLK - Black BRZ - Bronze	ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40" mounting height) ²	
		IMSBT1 - Integral Bluetooth TM Motion and Photocell Sensor 8 - 24" mounting height ^{3,4}							
		IMSBT2 - Integral Bluetooth TM Motion and Photocell Sensor 25 - 40" mounting height ^{3,4}							

Accessory Ordering Information

Description	Order Number	Description	Order Number
Retrofit Panel Kit - EC / ECTA / SCF to SCV for 16" Deck Panel with larger openings ¹	673425	26" X 32" Beauty Plate Kit (with 4" Center hole)	56160WHT
Retrofit Panel Kit - EC / ECTA / SCF to SCV for 12" Deck Panel ¹	618011	Junction Box	687461
Retrofit Panel Kit - RECU Recessed to SCV	673426	Kit - Hole Plugs and Sealant (enough for 25 retrofits)	1320540
Retrofit Panel Kit - UNV Universal 2x2 to SCV	673427	Rectangular Top Plate Kit (includes top plate and sealant)	678291WHT
Retrofit 2x2 Cover Panel Blank (no holes)	357282	Surface Mount Box	673433
Retrofit 1x1 Lower Panel Blank (no holes)	354102	retrofit kit - UNV/ALSC to SCV	06/402
26" X 32" Beauty Plate Kit (with 4" Center hole)	56160WHT		

FOOTNOTES:
 1 - Consult factory for HV with AirLink Synapse Wireless Control System.
 2 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
 3 - Ideal for 9" to 12" opening.
 4 - Ideal for 9" openings.
 5 - Not available in HV.

PERFORMANCE

[Back to Quick Links](#)

Drive Current	3000K CCT			4000K CCT			5000K CCT			Wattage
	Delivered Lumens	Efficiency	BUG Rating	Delivered Lumens	Efficiency	BUG Rating	Delivered Lumens	Efficiency	BUG Rating	
10L	8723	132	83-U0-G1	10218	156	83-U0-G1	10306	156	83-U0-G1	66
13L	10921	130	83-U0-G1	12793	153	83-U0-G1	12933	153	83-U0-G1	84
15L	12984	125	83-U0-G1	15209	150	83-U0-G1	15411	150	83-U0-G1	103
20L	17145	132	83-U0-G1	20083	133	84-U0-G2	20141	136	84-U0-G2	130
23L	19338	126	84-U0-G2	22852	149	84-U0-G2	23150	152	84-U0-G2	153
23L (SCF)	22778	116	83-U0-G3	24581	128	84-U0-G3	24361	127	83-U0-G3	182

¹LEDs are frequently updated therefore values are nominal

ELECTRICAL DATA*							
Lumen Level	120V	200V	240V	277V	347V	480V	
10L	0.55	0.32	0.28	0.24	0.19	0.14	
13L	0.70	0.41	0.35	0.30	0.24	0.18	
15L	0.86	0.50	0.43	0.37	0.30	0.21	
20L	1.09	0.63	0.54	0.47	0.38	0.27	
23L (SC)	1.27	0.73	0.64	0.55	0.44	0.32	
23L (SCF)	1.69	0.92	0.80	0.69	0.55	0.40	

*Electrical data at 25°C (77°F)

SC DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE ¹					
Ambient Temperature C	Lumen Multiplier				
	0 hrs. ²	25K hrs. ²	50K hrs. ²	75K hrs. ²	100K hrs. ²
25	1.00	0.96	0.92	0.88	0.84
30	1.00	0.96	0.91	0.87	0.83
35	1.00	0.96	0.91	0.87	0.83
40	1.00	0.96	0.91	0.87	0.83
45	1.00	0.96	0.91	0.87	0.82

SCFT DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE ¹					
Ambient Temperature C	Lumen Multiplier				
	0 hrs. ²	25K hrs. ²	50K hrs. ²	75K hrs. ²	100K hrs. ²
25	1.00	1.00	1.00	0.99	0.99
30	1.00	1.00	0.99	0.99	0.99
35	1.00	1.00	0.99	0.99	0.99
40	1.00	1.00	0.99	0.99	0.99

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
 2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
 3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

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KWIK TRIP

KWIK STAR

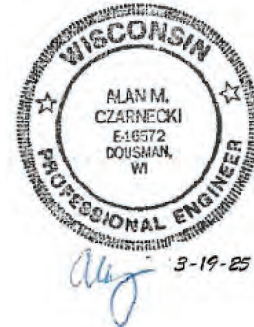
KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

LIGHTING CUTSHEETS
 GEN 3 CONVENIENCE STORE #1232
 WITH 10 MPD
 ANDERSON RD & I-90 ALT
 TOWN OF BURKE, WI

#	DATE	DESCRIPTION

DRAWN BY	DLC
SCALE	GRAPHIC
PROJ. NO.	3260004
DATE	03/04/2026
SHEET	C803

PRELIMINARY SET - NOT FOR CONSTRUCTION



2026-0195.00

GräEF

275 West Wisconsin Avenue, Suite 300
 Milwaukee, WI 53203
 414 / 259 1500
 414 / 259 0037 fax

Doc # 5387594

CERTIFIED SURVEY MAP NO 14710

A division of Lots 1, 2 and part of Lot 3, in Interstate Park, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 8 North, Range 10 East, in the Town of Burke, Dane County, Wisconsin

- INDICATES 3/4" IRON ROD (FOUND), UNLESS NOTED
- INDICATES SET 1 315" O D IRON PIPE AT LEAST 18" IN LENGTH, 1 68 LBS PER LINEAL FOOT

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
 ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 9, T 8 N, R 10 E, WHICH BEARS N00°32'55"E WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY

SEE SHEET 2 FOR EASEMENTS

SURVEYOR
 STEPHAN G SOUTHWELL
 16745 W BLUEMOUND RD
 BROOKFIELD, WI, 53005

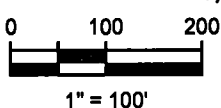
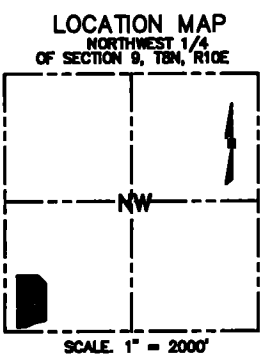
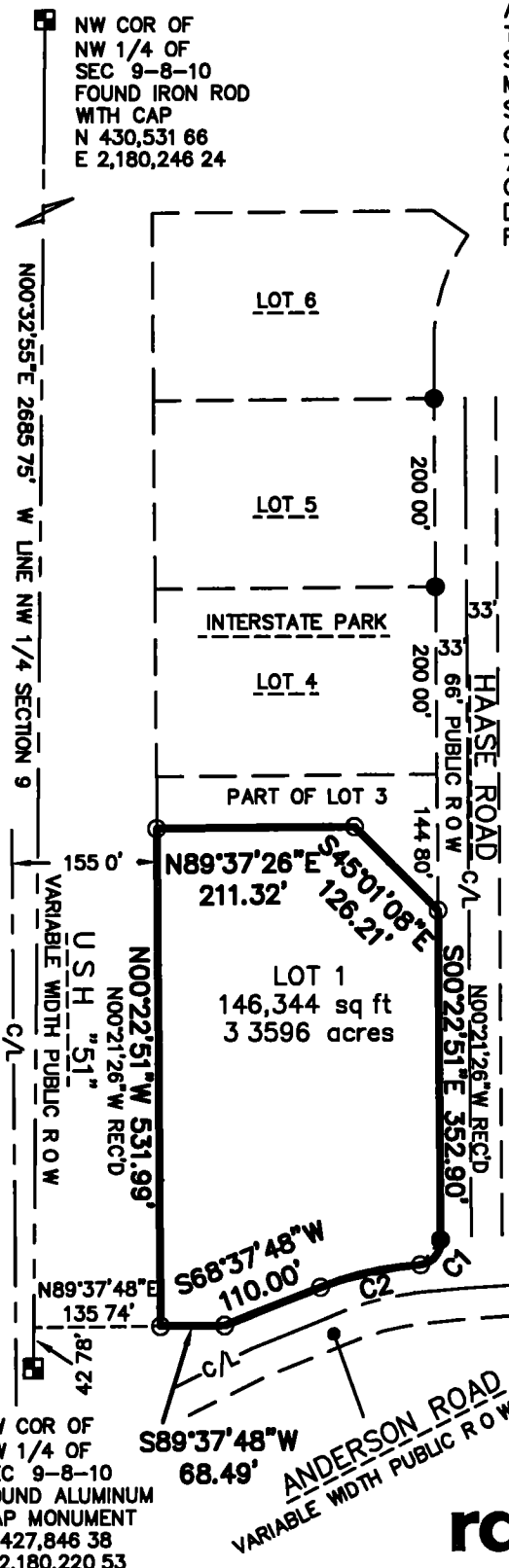
OWNER
 PDQ FOOD STORES, INC
 7601 DISCOVERY DR
 MIDDLETON, WI, 53562

AS OWNERS WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC 75 17(1)(A), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL

LANDS COVERED BY THIS PLAT ARE WITHIN AN AREA SUBJECT TO HEIGHT LIMITATIONS OWING TO THE OPERATION OF AIRCRAFT AND EQUIPMENT FROM A NEARBY AIRPORT OWNERS OF LANDS WITHIN THE AREA COVERED BY THIS PLAT ARE REQUIRED BY LAW TO RESTRICT THE HEIGHT OF TREES, OTHER VEGETATION AND MAN-MADE STRUCTURES TO LESS THAN THE HEIGHT LIMITATIONS SET FORTH IN THAT CERTAIN MAP DATED APRIL 24, 2008, ENTITLED "HEIGHT LIMITATION ZONE MAP, DANE COUNTY REGIONAL TRAUX FIELD, MADISON, WISCONSIN", SAID MAP BEING ON FILE IN THE DANE COUNTY CLERK'S OFFICE

LANDS COVERED BY THIS PLAT ARE LOCATED WITHIN AN AREA SUBJECT TO NOISE LEVELS EMANATING FROM THE OPERATION OF AIRCRAFT AND EQUIPMENT FROM A NEARBY AIRPORT

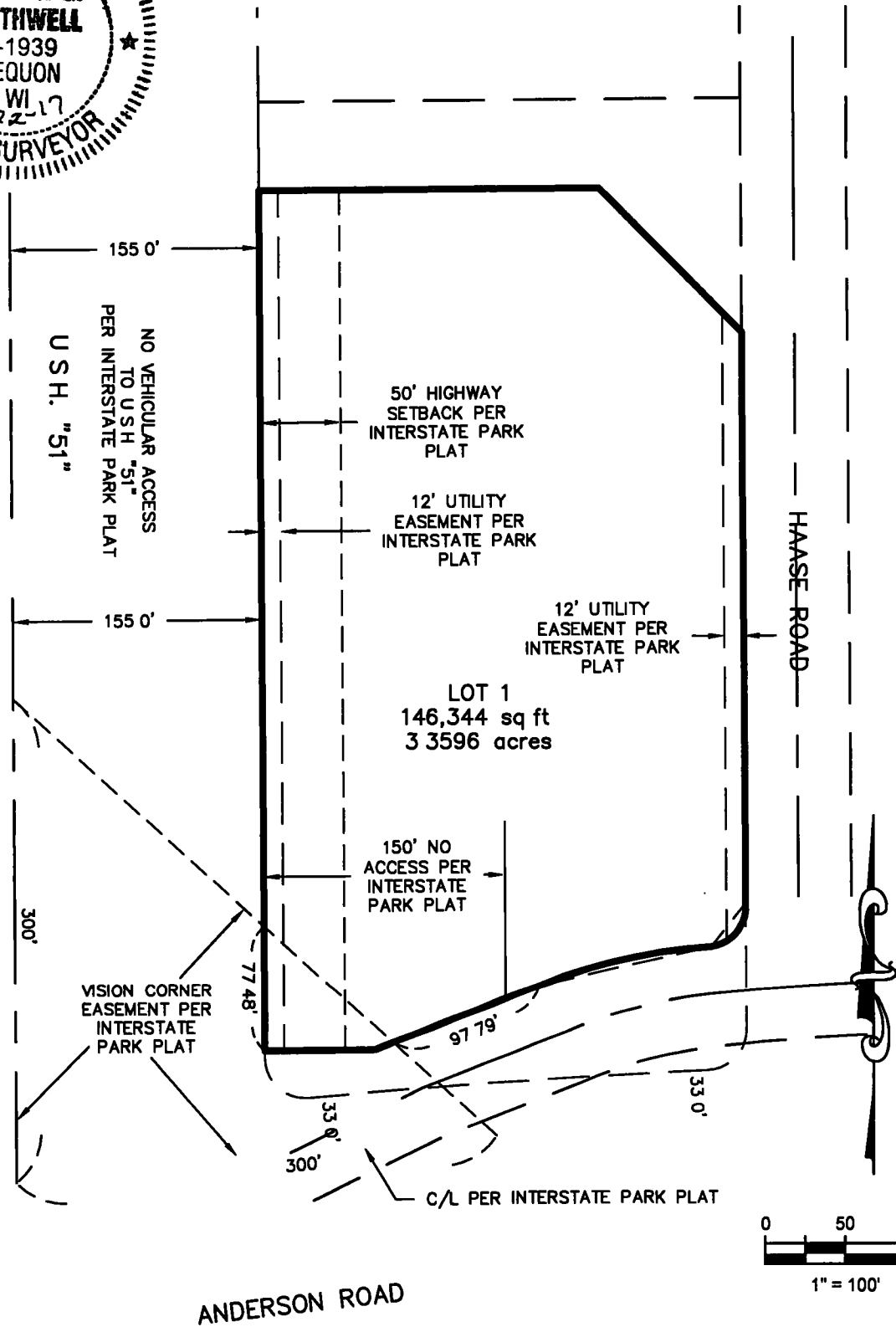
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	36.07	25.00	S39°36'35"W	34.50	S05°01'4"E	S82°14'23"W	87°15'57"
C2	110.00	398.73	S77°27'48"W	108.96	S86°17'48"W	S88°37'48"W	17°40'00"



raSmith
 CREATIVITY BEYOND ENGINEERING
 16745 W Bluemound Road
 Brookfield, WI 53005 5938
 (262) 781 1000
 rasmith.com

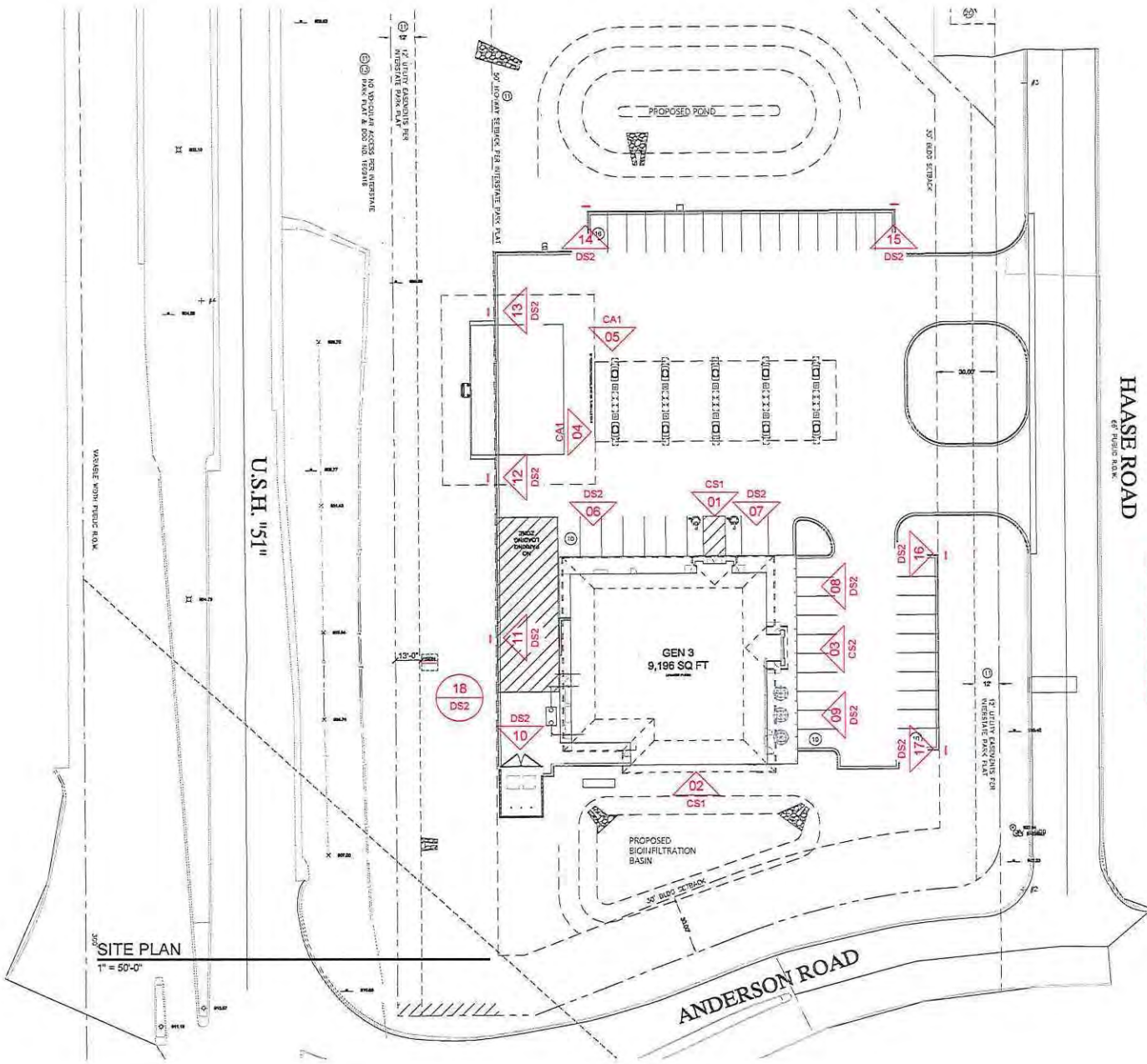
CERTIFIED SURVEY MAP NO 14710

A division of Lots 1, 2 and part of Lot 3, in Interstate Park, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 8 North, Range 10 East, in the Town of Burke, Dane County, Wisconsin



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W Bluemound Road
Brookfield, WI 53005 5938
(262) 781 1000
rasmith.com



HAASE ROAD
of Public Park

- PROPOSED SIGNS:**
- #01 24" LED KWIK TRIP BUILDING LETTERS
 - #02 18" LED KWIK TRIP BUILDING LETTERS
 - #03 24" LED KWIK TRIP BUILDING LETTERS
 - #04 18" LED KWIK TRIP CANOPY LETTERS
 - #05 18" LED KWIK TRIP CANOPY LETTERS
 - #06 - #09 30-MINUTE PARKING SIGNS
 - #10 - #13 NO PARKING SIGNS
 - #14 - #17 30-MINUTE PARKING SIGNS
 - #18 FREESTANDING PYLON SIGN

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2197
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SITE PLAN

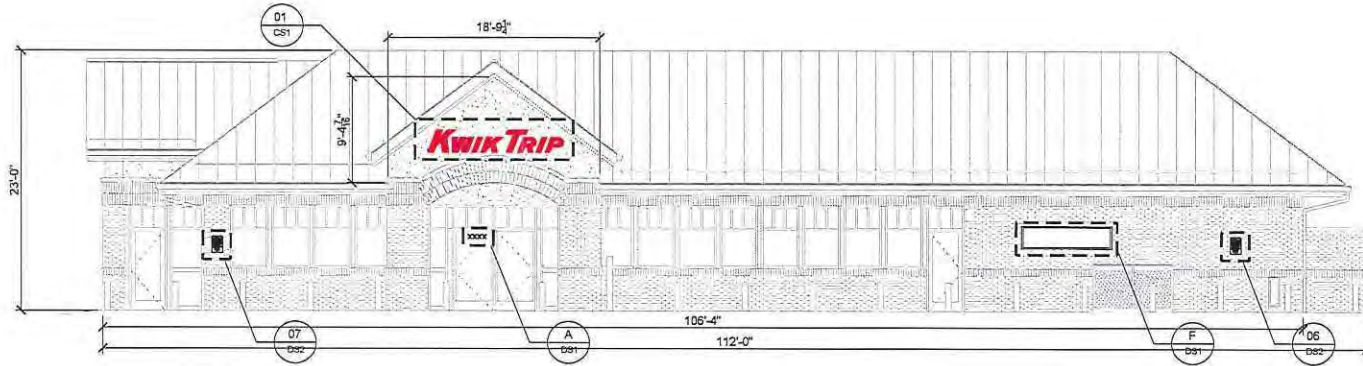
CONVENIENCE STORE #1232

ANDERSON RD & I-90 ALT
BURKE WI



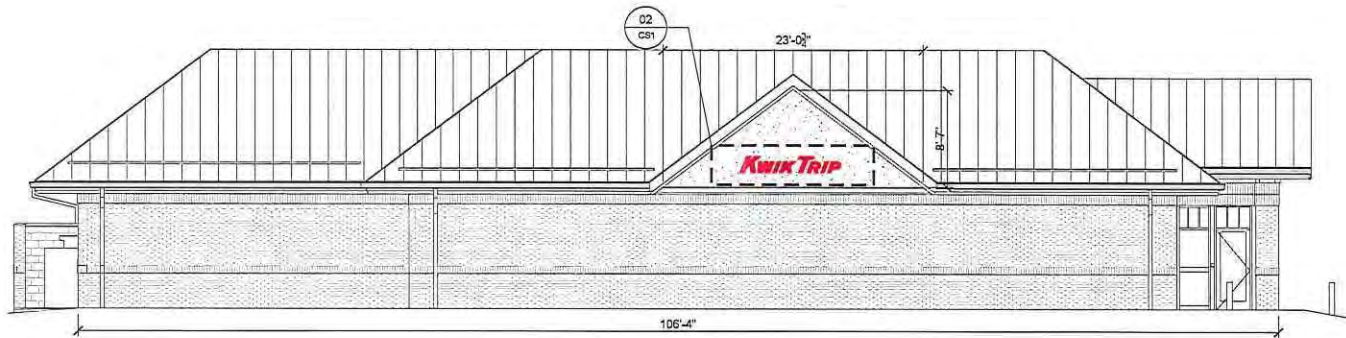
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DRAWN BY: KWK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2026 05-16
SHEET: SP1



STORE ELEVATION

SCALE: 3/32" = 1'-0"



STORE ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #01

SCALE: 1/2" = 1'-0"



LOGO DETAIL - SIGN #02

SCALE: 1/2" = 1'-0"

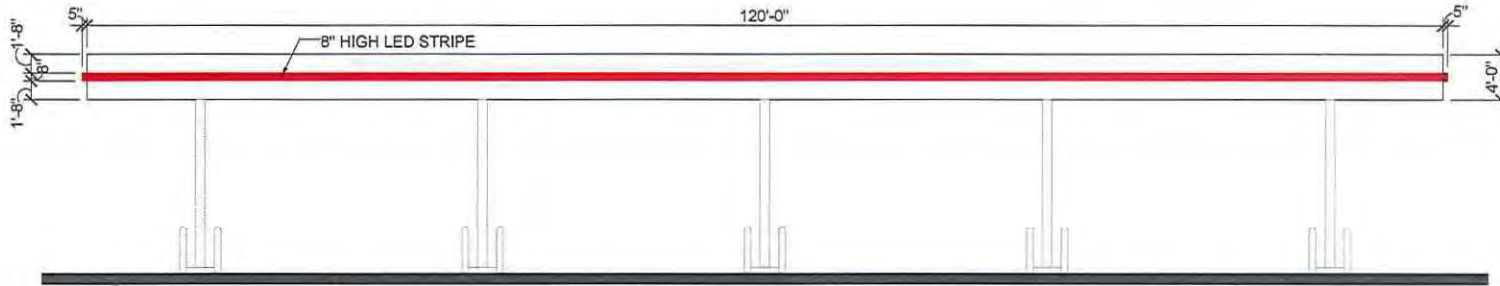


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 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
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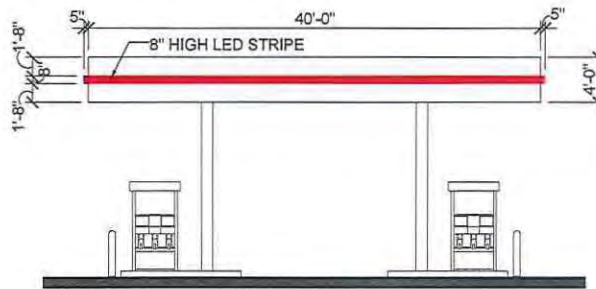
CONVENIENCE STORE SIGNAGE
 CONVENIENCE STORE #1232
 ANDERSON RD & I-90 ALT
 BURKE WI

DATE	DESCRIPTION

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SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2026-03-16
SHEET	CS1



CANOPY ELEVATION
SCALE: 3/32" = 1'-0"



CANOPY ELEVATION
SCALE: 3/32" = 1'-0"



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1626 OAK STREET
LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

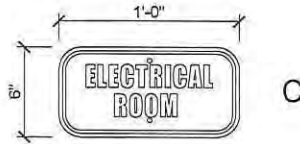
CANOPY SIGNAGE
CONVENIENCE STORE #1232
ANDERSON RD & I-90 ALT
BURKE WI

#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2025 03-16
SHEET	CA2



5" WHITE VINYL ADDRESS LETTERS
ON GLASS DOOR AS SHOWN ABOVE
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)



GENERAL SPECIFICATIONS

ROOM SIGNS
Qty: 2 total (different copy on each)
Size: per art
Material: white sign blank
Finish: cut vinyl

Install along with various signs for same site, crew to give to KT trim guys to install.



KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

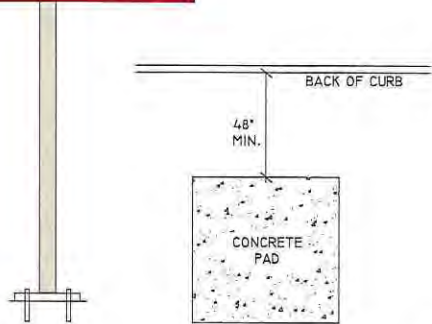
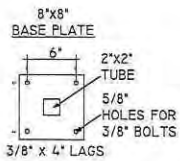
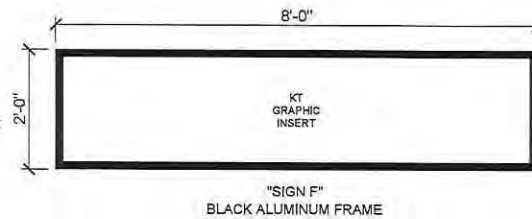
ADDRESS SIGN A
 SCALE: 3/4" = 1'-0"

INFORMATIONAL SIGNS C
 SCALE: 1 1/2" = 1'-0"

- NOTES:
- SIGN VENDOR TO ANCHOR SIGN/S TO CONCRETE PAD
 - SIGN VENDOR TO ANCHOR SIGNS WITH (4) 3/8" X 4" LAGS & SHIELD ANCHORS. USE STAINLESS STEEL HARDWARE
 - STAINLESS STEEL FLAT WASHERS MAY BE USED UNDER BASE PLATE AS NEEDED TO SHIM SIGN TO BE PLUMB
 - CONCRETE PAD INSTALLED BY OTHERS (KWIK TRIP/KWIK STAR CONCRETE VENDOR)
 - CONCRETE PAD TO BE 5'X 36"X 36"
 - CONCRETE PAD TO BE AT LEAST 48" FROM BACK OF CURB



DIRECTIONAL SIGN



DIRECTIONAL SIGN CONCRETE BASE DETAIL
 NOT TO SCALE

INFORMATIONAL SIGNS F
 SCALE: 1/2" = 1'-0"

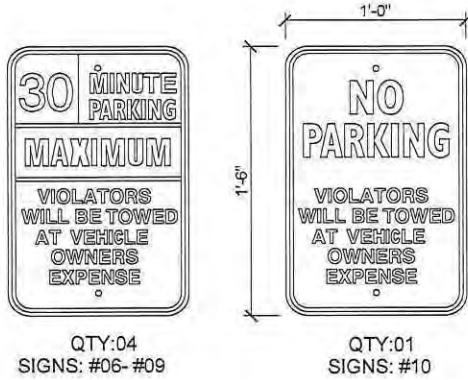
DIRECTIONAL SIGNAGE
 CONVENIENCE STORE #1232
 ANDERSON RD & I-90 ALT
 BURKE WI

DATE	DESCRIPTION

DRAWN BY: KMK
 SCALE: MULTIPLE
 PROJ. NO. 0001
 DATE: 2026 05-12
 SHEET: DS1

GENERAL SPECIFICATIONS

16"x12" ALUMINUM SIGN
 Qty:
 Size: 16"x12"
 Material: Standard white blank
 Finish: cut vinyl graphics
 Install: on building



PARKING SIGNS #06 -#10

SCALE: 1/2" = 1'-0"

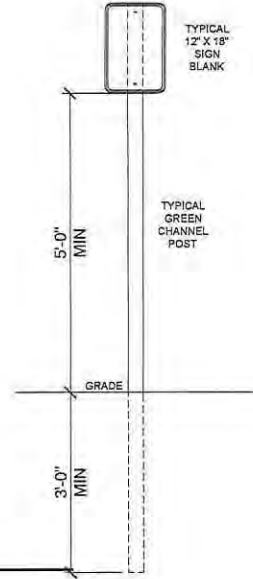
SINGLE SIDED SIGN



12" X 18" ALUMINUM SIGN
QTY: 3

NO PARKING SIGNS #11 - #13

SCALE: 1/2" = 1'-0"



KWIK TRIP, Inc.
 P.O. BOX 2107
 1825 DAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960



DIRECTIONAL SIGNAGE
 CONVENIENCE STORE #1232
 ANDERSON RD & I-90 ALT
 BURKE WI

#18 KWIK TRIP FREESTANDING PYLON SIGN

SEE ATTACHED ARTWORK

#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0501
DATE	2024-03-15
SHEET	DS2

SINGLE SIDED SIGN



12" X 18" ALUMINUM SIGN
QTY: 4

PARKING SIGNS #14 - #17

SCALE: 1/2" = 1'-0"

