

### **Despite chilly reception, Ansay representative says project would spur growth in village's Hwy. 33 corridor**

An ongoing petition drive against a proposed Kwik Trip gas station and convenience store in Saukville's busy commercial corridor will not deter the developer, according to Neil Tiziani, general manager for Ansay Real Estate Investments.

Petition forms have been circulating over the past month at gas stations in Saukville and Port Washington, contending there are already enough gas station-convenience store options in the market.

The petition campaign started shortly after Tiziani appeared before the Village of Saukville's Plan Commission last month, seeking conceptual reaction to plans to build a 5,600-square-foot convenience store and gas station at the northwest corner of Highway 33 and I-43. The preliminary plan called for a similarly designed 2,800-square-foot car wash on the front of the parcel.

Tiziani said the convenience store and gas station complex would use LEED-certified building technology, including solar and LED light, high-efficiency refrigeration and climate control systems.

Although no name is listed on the petitions, they are being jointly circulated by local business owners who contend there is no need for a Kwik Trip in the community.

The Plan Commission gave the Kwik Trip concept a chilly reception, with Village President Barb Dickmann saying officials envision a more high-end development on the highly visible parcel.

"I fully believe in the free-enterprise system and all that implies, but we're envisioning something like a hotel or a motel at this location," Dickmann said after the consultation session with Ansay representatives.

Despite the obstacles, Tiziani said the developer hopes to advance the Kwik Trip proposal.

"We are still moving forward with Kwik Trip. I am trying to help the community understand the value that a brand like Kwik Trip can bring," he said.

"It is relationships like the one between Ansay and Kwik Trip that can help bring tax revenue and increased property value to the area, along with numerous jobs and other benefits."

Tiziani said the Kwik Trip site is just part of a comprehensive development plan being promoted by Ansay for the land it owns in the I-43 corridor.

"Ansay holds significant land within the interstate corridor ... we worked together with Kwik Trip

## Developer unfazed by Kwik Trip petition

Written by MARK JAEGER

Wednesday, 07 December 2011 19:57

---

for nearly a year structuring the deal we have. Getting quality users like Kwik Trip to the table is not an easy task," he said.

Tiziani said the development plan for the convenience store site would leave a significant outlot to the north, which could be used for a hotel or restaurant village officials envision in the area.

He also said the proposed project would add approximately \$3 million to the village's tax base, and would be outside the TIF district so the tax revenue would come into the village coffers immediately.

"We all know that municipal budgets are being stretched with significant reductions in state aid and it is imperative that communities either grow their tax base by adding new taxpayers, raise rates across the board on existing taxpayers or choose to reduce services," he said.

The business would bring approximately 20 new jobs.

Tiziani also lauded the reputation of Kwik Trip, saying its stable history indicates it would be a long-term addition to the business community.

"They are looking to make a significant investment in Saukville because they anticipate this community and surrounding area will be one of future growth in the years to come," he said.

Tiziani characterized the Kwik Trip proposal as "a piece of a much larger puzzle for the Saukville interstate corridor."