

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 7, 2018	
<b>TITLE:</b> 2402 West Broadway – Major Alteration to Kwik Trip Located in UDD No. 1. 14 <sup>th</sup> Ald. Dist. (52832)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
<b>AUTHOR:</b> Janine Glaeser, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
<b>DATED:</b> November 7, 2018	<b>ID NUMBER:</b>	

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Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Christian Harper, Cliff Goodhart, Jessica Klehr, Tom DeChant, Amanda Hall and Rafeeq Asad.

**SUMMARY:**

At its meeting of November 7, 2018, the Urban Design Commission **GRANTED FINAL APPROVAL** of a major alteration to Kwik Trip located at 2402 West Broadway in UDD No. 1. Registered in support of the project was Bjorn Berg, representing Kwik Trip. The applicant addressed concerns with how this fits scale-wise. The canopies have been lowered and they revised the lighting so as not to spill over the property lines. They removed the LED stripe towards the residents and could remove the lighting facing the residential apartment building.

The Commission discussed the following:

- We had discussed the objective of the pumps you pull through, they would have to be taller to accommodate larger trucks. The canopy could be significantly lower at the pumps where you won't have thru-traffic.
  - For us from an operational maintenance standpoint they're expensive, and expensive to fix when they get hit, as are people's vehicles. We took a foot out of the fascia and a foot below to reduce it to 14'6". On the side one we could go down to the DOT level which would reduce it by another foot.
- I wonder if it would look funny to have two different heights.
- The objective was to have less light escaping into the residential areas.
  - We've reduced the lighting levels so they do not spill into the neighboring residential areas.
- If it's high and it's dark out you may have trucks thinking they can go through, and go through. That was mentioned last time too, it's a queueing issue.
- The clearance to the bottom of the canopy is 14'6", 17'6" to the top of the canopy. The previously submitted version was 19'6".

**ACTION:**

On a motion by DeChant, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL** without the signage and with removal of the lighting band from the canopy facing the residential building across the street. The motion was passed on a vote of (6-1) with Asad voting no.