



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 2402 West Broadway - Kwik Trip
Application Type: Major Alteration to an existing development in UDD #1 – Final Approval Requested
Legistar File ID # [52832](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Bjorn Berg from Kwik Trip, 1626 Oak Street, La Crosse, WI 54602

Project Description: The applicant is seeking approval for a Minor Alteration to a Conditional use for a commercial property in Urban Design District #1. The proposed changes to site structures includes the relocation of an existing gasoline fueling area with new canopy and the addition of a second gasoline fueling area with a canopy. The proposed site work includes updates to landscaping, traffic entry (closing the existing north driveway and modifying the South Driveway on Fayette Ave), stormwater and parking paving striping.

Project Schedule:

- This **UDC** provided initial approval on **September 26, 2018**
- The **Plan Commission** approved the project on **Oct. 15, 2018**, subject to UDC final approval

Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 1 (“UDD 1”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(8).

Summary of Design Considerations and Recommendations

Staff recommends that UDC Staff review and comment based on the specific Guidelines and Standards of UDD 1. In considering final approval, Staff also recommends that the UDC reference their comments from the Sept. 26, 2018 report including:

- Provide lighting plan that confirms no lighting will spill over into residential areas
- Confirm that there is no LED lighting on canopy areas facing residential properties
- Provide wood mulch in landscaping areas (no stone mulch.)
- Consider a lowered height for both new canopies (lowered from 19')
- Provide more information on the relationship between the existing building and new canopies