

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** May 20, 2015

**TITLE:** 3520 & 3546 East Washington Avenue –  
New Auto Service Station with Detached  
Car Wash and Convenience Store for  
“PDQ” in UDD No. 5. 15<sup>th</sup> Ald. Dist.  
(38452)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** May 20, 2015

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; John Harrington, Dawn O’Kroley, Richard Slayton, Cliff Goodhart and Tom DeChant.

**SUMMARY:**

At its meeting of May 20, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new auto service station with detached car wash and convenience store for “PDQ” located at 3520 & 3546 East Washington Avenue in UDD No. 5. Appearing on behalf of the project were Robert Wheat and Brett Rottinghaus, representing OPN Architects and Supreme Structures. The proposal includes demolition of the existing structure on the site and construction of a new 5,000 square foot pump canopy, 1,160 square foot pedestrian covered connection to the convenience store, 2,233 square foot detached 2-bay car wash and a 6,000 square foot convenience store. A neighborhood meeting was held where it was requested to increase the amount of screening between the residential and proposed development, and not provide the proposed connection from the project to the neighborhood aside from the normal public sidewalks. The Secretary noted that this is in an Urban Design District which requires minimizing the front yard parking; parking should be screened on this very large lot. Stormwater management and landscaping were discussed. It was suggested that moving some parking spaces could allow for 5-feet of additional landscaping as well as a public area off of the sidewalk. Signage should not be located so far from the building (ground).

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 3520 & 3546 East Washington Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	6	2	-	-	-	5	-