



UDC MEMO Planning Division

Department of Planning & Community & Economic Development

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: September 26, 2018
SUBJECT: ID 5202 (UDC) - 2402 West Broadway - Major Alteration to Kwik Trip Located in UDD No. 1. 14th Ald. Dist.

The applicant, Kwik Trip, is proposing a Major Alteration to a Conditional Use of an existing Kwik Trip Convenience Store.

Approval Standards

UDC is both an approving and advisory 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. 33.24(8). The Plan Commission is the approving body for Conditional Uses and Major Alterations.

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 20' high canopy and the addition of a second gasoline fueling area with 20' high 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.

Recommendations:

Planning staff asks that the Commission consider potential impact of the proposed changes, in particular the lighting and two new canopy designs, on the neighborhood and adjacent residential properties. Staff has also requested that any there be no LED lighting on canopy areas that are facing residential lots.