



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 3837 E Washington Avenue (formerly addressed as 3913 Lien Road)  
**Application Type:** New Car Wash Facility in Urban Design District (UDD) 5  
**UDC is an Approving Body**  
**Legistar File ID #:** [86168](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Brandon Adler, Angus Young | Jeff Joos, Mr. Splash Car Wash | Republic Madison Outparcels, LLC

**Project Description:** The applicant is proposing the construction of a two-story, 5,313 square foot car wash facility with 19 vacuum stalls.

**Project History:** In August 2023, the UDC reviewed and subsequently conditionally approved a similar development proposal for a new car wash facility on this site (Legistar File ID [78222](#)). For informational purposes only, as part of the previous approval, the Commission’s conditions of approval are noted below:

- The landscape plan shall be revised to include landscape plantings in the islands flanking the vacuum area adjacent to the building.
- The landscape plan shall be revised to show bark mulch versus stone mulch throughout, with the exception of the landscape islands flanking the vacuum areas, which can be stone as a high traffic area.
- The split face CMU shall be changed to burnished block.
- The burnished block shall be brought up to the head of the windows on the north and south elevations.
- Review the orientation and scale of the tower elements.

Staff notes that as a new proposal, continued evaluation of these conditions is not a part of this review.

**Approval Standards:** The UDC is an **approving body** on this request. The site is located in Urban Design District 5 (“UDD 5”), 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(12).

**Zoning Related Information:** The project site is zoned Commercial Corridor-Transitional (CC-T). Within the mixed-use and commercial zoning districts there are general provisions related to building and site design that are intended to foster high-quality building and site design. These standards are in addition to the UDD 5 standards and are outlined in [Section 28.060](#), including those that speak to building and entrance orientation, façade articulation, door and window openings, and building materials.

## Summary of Design Considerations

Planning Division staff requests that the UDC review the development proposal and make findings related to the UDD 5 requirements and guidelines, especially as it relates to the design considerations noted below.

- **Building Design.** UDD 5 Building Design guidelines and requirements generally speak to buildings being designed with sensitivity to context, low maintenance materials that are complementary to those

present in the area, utilizing four-sided architecture and limiting large unbroken facades, especially on elevations visible from roadways or other properties.

Based on the site's surrounding context, all sides of the building will be highly visible, including the rear (east) elevation which faces residential development, as well as the north and south end elevations, which will be visible from E Washington Avenue. Given the high level of visibility from the street, adjacent properties, the project site really has multiple "fronts."

As shown on the building elevations there are some blank walls on portions of the north and south elevations, as well as east elevation, varying window sizes and proportions and an inconsistent application of materials (horizontal vs. vertical masonry and windows). As such, consideration should be given to utilizing a similar design aesthetic and level of detailing across all sides of the building. Staff requests the Commission provide comments and make findings related to the overall building design and detailing and treatment of blank walls.

- **Building Materials.** UDD 5 "*Building Design*" guidelines and requirements generally speak to utilizing building materials that are low maintenance and that are harmonious with those of adjacent buildings. As indicated on the elevations, the material palette is primarily comprised of burnished block masonry and ACM panels.

Staff requests the UDC review, provide comment, and make findings related to the proposed exterior building materials.

- **Landscape and Screening.** The UDD 5 guidelines and requirements state that "*Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening unattractive features and views, screening different uses from each other, and complementing the architecture of the building.*" As part of the Commission's review, consideration should be given to the location of landscape in relationship to blank walls, providing adequate screening for parking and vacuum areas, and incorporating a variety of plantings to provide year-round color and texture. Staff requests the UDC provide comments and make findings with regard to the proposed landscape plan's consistency with the UDD 5 guidelines and requirements, especially those related to screening, as well as the use of bark and stone mulch across the site.
- **Lighting.** Staff notes and the applicant is advised that there appear to be discrepancies between the lighting plan and code requirements pursuant to MGO 29.36, including as it relates to light levels at the property line, some of which are more than the maximum allowed. In addition, UDD 5 Lighting requirements note that lighting shall be adequate, but not excessive, as well as serve functional and decorative purposes. Staff has concerns related to Fixture OA, which is an up/down fixture, for which shielding, nor an initial lumen rating has been indicated. Additional information is needed pertaining to this fixture to confirm that it meets UDD 5 requirements, as well as MGO 29.36.

Staff recommends the UDC address lighting in their formal action, including whether the continued review could be completed administratively.