

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION PRESENTED: March 8, 2017

TITLE: 2802 East Johnson Street – New Construction of a 3,750 Square Foot Automotive Repair Shop in UDD No. 5. 12<sup>th</sup> Ald. Dist. (44946) REFERRED: REREFERRED:

AUTHOR: Alan J. Martin, Secretary ADOPTED: POF:

DATED: March 8, 2017 ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, John Harrington, Sheri Carter, Rafeeq Asad, Tom DeChant, Michael Rosenblum.

**SUMMARY:**

At its meeting of March 8, 2017, the Urban Design Commission GRANTED INITIAL APPROVAL of a 3,750 square foot automotive repair shop located at 2802 East Johnson Street in UDD No. 5. Appearing on behalf of the project was John Seamon. Seaman outlined changes in address of staff comments, including an increase in pervious area by decreasing the parking stall size to 16-feet and the drive aisle along the east side of the building to 20-feet, an increase of evergreens for screening, the addition of a ‘front door’ to the west façade, a wrap awning, glazing and an additional door.

The Commission discussed the following:

- Why is the glazing on bay doors different on each side of the building?
  - It’s an efficiency issue, and the store did not need full visibility that was beneficial on the other side of building.
- The glass that is being added will be vision glass, not spandrel.
  - Yes.
- Nice pattern of windows on the west side of the building storefront with window size and mullions. Consideration should be given to tying the windows on the first and second floors together; utilizing a larger pane of glass on the first floor would be one suggestion or utilizing larger mullions.

- Can the window on the second story get bigger?
  - No. The floor to ceiling heights on the second story are shorter than the first floor. Larger windows seemed off due to the floor plate height.
- You need more plants, the big bark mulch base should be covered with plants. Encourage you to not use Alpine Currant; the Dwarf Cranberry is nice. Viburnum has colored flowers. Use something that does not need much maintenance; just not a hedge of green. Discourage the use of Arborvitae as they tend to brown out a lot; Juniper would be more appropriate.
  - What is the preference on increased plantings?
- We have a policy of 75% bed cover.

**ACTION:**

On a motion by Harrington, seconded by Rosenblum, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0).

## Vaughn, Jessica

---

**From:** Molly Stone [REDACTED]  
**Sent:** Friday, March 03, 2017 8:37 PM  
**To:** Vaughn, Jessica  
**Subject:** Car-X

Ms. Vaughn, I spoke with you today regarding the possible construction and location of a new "Car-X" location at 2802 East Johnson Street. As I stated when I spoke with you I feel the construction of this business is not in the best interest of this neighborhood and people who will be living very close to this location, myself included. I have been a homeowner in this area going on 36 years. I have seen things deteriorate and businesses put into place that are a real detriment to this area. Example being a 24 hour cash store, which I believe draws crime into this neighborhood. Our police department has more than enough on their plate in this day and age, so I feel consideration needs to be made as to what you bring into my neighborhood. Every neighborhood, be it the wealthy, middle class (if that really even exists anymore) and the very poor all have different crimes that present themselves too frequently now a days where they live. I have raised my children on my own, who now have families of their own and are very prosperous, law abiding citizens and are raising my grandchildren with those same values. I want my family, grandchildren, extended family and friends to feel safe coming to my home. That being said bringing this business into the neighborhood I feel will bring crime and violence not only to people who reside here, but to the business itself. Ella's Deli will be almost right next door to this business. People go with their families to have a meal there, ride the merry go round and just enjoy being together. I don't think this noise and disruption from Car-X would be very beneficial to Ella's Deli and the people that frequent this establishment. It would be a shame if Ella's Deli possibly went away because of this new business. It is a staple in this neighborhood and I don't think people want to go there and contend with the noise from a car business. I could very easily move somewhere else, but this has been my home for a very long time and I don't want to be driven out by a business that I feel does not belong in this location. Not that long ago there was a business located next door to where the People's Bakery has been for a very long time. Every weekend the entire parking lot would be filled all night and into the early morning hours with people in that parking lot fighting, drinking outside and so unbelievably loud that it woke me up all the time. There were bottles, condoms and so many other things left on my lawn when I went out in the morning. I complained to the police and the representative for our neighborhood as did others who live in the area. Eventually they left or should I say were made to leave. Please have something else put in at the 2802 East Johnson Street that will be an asset to this neighborhood and benefit everyone. People need to come together and be aware of what is going on where they live. I have worked very hard all my life and was an employee with the UW-Madison for 25 years before my retirement. I would like to be able to enjoy the rest of my life and my retirement. Please take into consideration my views on this. I hope you will reconsider having "Car-X" put in a different location. Thank you for your time and consideration in this matter.

Molly Stone