



Agenda Item #: 6

Project Title: 4301 East Towne Boulevard - Conditional Use Alteration for Addition to the Culver's Drive-Thru Restaurant. 17th Ald. Dist.

Legistar File ID #: 71659

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Rafeeq Asad, Christian Harper and Jessica Klehr.

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of June 15, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a conditional use alteration located at 4301 East Towne Boulevard. Registered and speaking in support was Joseph Mayer, representing Culver's of Madison East Towne. Registered in support and available to answer questions was Dean Meier.

The proposal consists of minor modifications of the existing drive-thru and layout. The drive-thru currently operates in a counter-clockwise configuration, with two entrances on the mall drive as full access points. Culver's will shift the northern entrance drive approximately fifty-feet to the south to accommodate more drive-thru stacking, while also proposing a second drive-thru lane similar to what you may see at other restaurants. The menu boards will be pushed back further down the stack, and they will incur a net loss of four parking stalls with this effort. Landscaping will accommodate minor improvements at the northeast corner where they are proposing a new island, as well as mulch, shrubs and screening around the new menu boards. The remainder of the lot will be undisturbed. There is an existing shrub line that screens the dumpster to remain, but they will add additional plantings at that corner.

The Commission discussed the following:

- The staff report noted stone mulch and bark mulch combinations, and removal of a four-inch caliper tree. There is area available to add a shade tree or two.
- I went and looked at this and walked around the property; for a fast food place there's some pretty respectable landscaping. This particular one is like others, a hodgepodge of the dreaded washed stone mulch and then a wood mulch area right next to it, which is strange and not particularly attractive. We always prefer to see wood mulch, but absent that I'd rather just see washed stone rather than a mix of both of them. The area across the drive-thru lane is currently all turf to the north of the shrub line that shields the dumpsters; I don't see the advantage of having stone there rather than wood mulch. The plants would certainly be happier with the wood mulch in there, other than that the plant selection is fine. The Stella D'Oro Daylilies are totally overused, but those are already in existence at this location. There are a lot of islands with one lone tree and possibly something else that died and was never replaced. There are nice perimeter trees around the property but not a whole lot within the parking lot.
 - We have no issue with providing a replacement for that tree. Where the drive-thru entrance starts may be a good spot for it.
 - Now that I look at it I agree, we have the bark mulch currently on the inside corner. I would love to go with rock in the new island being formed for the signage just to be consistent with other projects.

Action

On a motion by Harper, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (5-0).

The motion noted the following:

- Update the landscape plan to show washed stone mulch in the new drive-thru island, but shredded wood mulch shall remain on the other landscaped addition.
- Replace the lost four-inch caliper crabapple tree with something similar in an area to be chosen by the applicant, possibly near the new entrance drive.