

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.
12th Ald. Dist. (44946)

REFERRED:
REREFERRED:
REPORTED BACK:

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 and 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.

Seamon 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).