

## AGENDA # 9

City of Madison, Wisconsin

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

TITLE:    2901 North Sherman Avenue – Alteration  
         to an Existing Development for Minor  
         Exterior Modifications to an Existing  
         Retail Center, Goodwill-Madison North.  
         12<sup>th</sup> Ald. Dist. (46306)

**REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

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

DATED: March 8, 2017      **ID NUMBER:**

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Members present were: Richard Wagner, Chair; Cliff Goodhart, Richard Slayton, 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 alterations to an existing development located at 2901 North Sherman Avenue. Appearing on behalf of the project were Dave Bruns, Brad Koning, representing Shulfer Architects; and Nic Maciejewski, representing Goodwill Industries of South Central Wisconsin.

Koning presented façade changes, including the goal of cutting the existing overhang back to allow for natural light, reuse split face block and paint, add EIFS to the smooth face block, heighten the center entry feature that will be clad in a Nichiha panel system, creating a drop-off area; parking lot improvements for the parking area associated with the Goodwill tenant, including striping and islands, and additional bike parking.

Comments and questions from the Commission were as follows:

- Regarding your tree and shrub selection...we don't want Crabapples in the parking lot because they don't provide shade. Go with a major tree. Tree lilacs are diminutive; go with a major shade tree, Lindens are fine. Cleveland select pears are diminutive; add more Lindens or Kentucky Coffee tree. On shrubs, looking to use Juniper rather than currant...look at an alternative. Don't go to Spirea or Potentilla, don't enhance more garden. These can be administratively approved by staff.
- Is the pedestrian walkway being maintained?
  - Yes.
- Have you met with the neighborhood?
  - Yes. We are also providing a community room within the tenant space.
- Is this the old Copp's store?
  - Kohl's.
- Here is where I come in to drop off donations...is that where the retail entry is? Is it recessed back or flush?
  - Yes. Recessed back.

- I have concerns with addition EIFS instead of using material that is already there. If a repair is possible, that would be the preference.
  - We're not sure what we will be left with.
- The small doorway into the donation area seems stunted. Could there be additional height to that door?
  - It's an enclosed door vestibule, back to talk to adding windows there. Add a transom above door.
- The top of the drive-thru canopy aligns with the top of the brick light band and will help with spacing, or bring brick up. Will also help with providing space for transom above the window. Bringing it down will also improve the sheltering effect of the canopy. Bring return of front entry back 6-feet. Plus the crabapple suggestion.
  - We can bring the drive-thru awning down.

**ACTION:**

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