



Agenda Item #: 3

Project Title: 330 W. Mifflin Street - Alteration of a Planned Development (PD), Renovation of the Madison Senior Center Courtyard into a Public Park. 4th Ald. Dist.

Legistar File ID #: [72979](#)

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Christian Harper, Shane Bernau, Juliana Bennett and Amanda Arnold

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 30, 2022, the Urban Design Commission **RECOMMENDED FINAL APPROVAL** of an alteration to a Planned Development (PD) located at 330 W. Mifflin Street. Registered and speaking in support was Abbie Moilien, representing Saiki Design. Registered in support and available to answer questions was Mike Sturm, City of Madison Parks Division.

Moilien reviewed updates to the plans showing a large central lawn space, concrete paving materials for access and maintenance, gathering spaces, bike parking, charcoal grills, flexible paved space for spill over from the Senior Center, and a play area with a fallen log structure. The southeast portion contains a utility easement and electrical vaults. The existing trees were inventoried with only three trees worth saving. The landscape plan attempts to create an urban canopy with ornamental and overstory trees, shrubs and perennials to keep the viewsheds open.

Discussion by the Commission was as follows:

- Have there been any changes to the design? Last time there were comments about pet waste and bike racks.
 - We are showing one pet waste bin at the north side of this plan, and bike racks were added at the north and south ends.
- The waste bin is right up against the apartments and not really in the pedestrian traffic flow. It would be beneficial to have another bin closer to where people are exiting the park so they can see them.
 - We somewhat intentionally hid it but that's a good point, we should probably add one more.
- Where the bike racks are close to the Capitol Centre apartment entrances, are those sufficiently out of the traffic pattern? If you bring bikes through it may not be as desirable.
 - There are existing racks in that corner and the door on the west side adjacent is a more highly traveled door. The ones that line the north side of the building are more emergency egress. Most of the traffic is headed out the west face of the building.
- Who is responsible for the maintenance of this park? There's some really nice plantings but groupings of mixed beds and lots of perennials, somebody that knows what they're doing will need to do the maintenance.
 - It's going to be the Parks Division Mall Concourse staff. Members of our team that are familiar with the more detailed planting beds.
- Looks like a nice plan.
- Looks nice, a great improvement to that space. On the right-hand side at the corner of the precast wall, have you considered easing that corner? The precast might be more durable, functional and aesthetically pleasing to curve that sharp point. Where you have an existing mound on the north side, you have undulation for the

stormwater basin below that working around the existing trees. I'd make a recommendation to add some land forms or contours if possible to give it some dynamic interest as you're moving through the space.

- The mound that exists is staying. We could introduce some mounding in a couple spots around those existing trees.

Action

On a motion by Braun-Oddo, seconded by Bennett, the Urban Design Commission made an advisory recommendation to the Plan Commission for **FINAL APPROVAL with the condition of adding a second pet waste station**. The motion was passed on a unanimous vote of (5-0).