

City of Madison, Wisconsin

**REPORT OF: URBAN DESIGN COMMISSION**

**PRESENTED:** September 17, 2014

**TITLE:** 633 North Henry Street – Minor Alteration  
to an Approved PD(SIP) – Proposed  
Exterior Lighting Plan. 2<sup>nd</sup> Ald. Dist.  
(34510)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** September 17, 2014

**ID NUMBER:**

Members present were: Richard Wagner, Chair; Cliff Goodhart, Dawn O’Kroley, Richard Slayton, John Harrington and Melissa Huggins.

**SUMMARY:**

At its meeting of September 17, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of first floor lighting located at 633 North Henry Street. Appearing on behalf of the project were Randy Bruce, representing Jeff and Chris Houden; and Jason Batton. Registered and speaking in opposition were Franny Ingebritson and Fred Mohs. Registered in opposition but not wishing to speak was Tim Morgan. This minor alteration asks for some cornice exterior lighting of the building on the two public streets: Henry Street and Iota Court, as well as lighting for street level at the main entrance. The boxes will be as inconspicuous as possible. They feel the lighting adds a level of safety of the neighborhood as well as the architectural value of the property.

Fred Mohs spoke in opposition. This neighborhood is in a National Historic District with some properties being locally historic. There was some success with this development in that it does appear similar to the historic buildings that were demolished. What is the point of this lighting? This building already looks like a beacon when the lights are on. It’s so obvious that this is a huge building in the middle of mostly 3-story fraternity and sorority houses. A lot of things change but Langdon Street is pretty much the same, with many of the City’s plan carrying forth that intention. This building does not need anything to call more attention to it. It’s plenty big and plenty bright.

Jason Batton spoke in favor of the lighting. He feels lighting for a City-approved project is appropriate.

Franny Ingebritson spoke in opposition. If you haven’t taken the time to walk around, please do so because it was advertised to look as four separate buildings and it kind of does from Langdon Street, but for the people who live around it, it is one giant building and at night, it is so well-lit that she doesn’t want to see the precedent of new apartment buildings being lit from the top. It’s a residential area.

The Chair noted that the Planning Division staff report recommends not approving this lighting plan. The report is very consistent with what was thought when the minor alteration was submitted. They tried to encourage the applicant to do pedestrian-scale lighting at entranceways, etc.

Comments and questions from the Commission were as follows:

- I've been over there a number of times. It seems to me that some of this lighting has already been installed.
  - The lower level lighting has.
- So what's in question?
  - These Hinckley fixtures aren't approved yet.
- But they're installed?
  - Yes. I think even in the staff report, staff said they don't have a problem with these fixtures.
- And only the Hinckleys are on the building? I thought I saw some other modern fixtures.
  - No, I don't think so. We had some sconces in the court you may be thinking of. Downlighting.

**ACTION:**

On a motion by Huggins, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion for approval of the minor alteration provided for first floor downlighting only, with the upper level lighting to be placed on file per the recommendations contained in Tim Parks' Planning Division staff report.

September 22, 2014

Members of the Plan Commission,

The residents of 150 Iota Court (The Chi Psi Lodge) are strongly opposed to additional lighting along Iota Court and North Henry. Given the proximity of the Waterfront, the lighting would be extremely obtrusive. The placement of the lights would not only illuminate the street, but our residents' rooms as well. It is unfair to force these individuals to have to deal with light shining directly into their rooms every night. The Waterfront and its construction have proven to consistently provide a disruption to our residents that the proposed lighting would only add to. The loud noise and ruckus emanating from any given balcony overseeing our property on a nightly basis not only disrupts our residents, but would also be further detrimental with the addition of the proposed lighting. Already a nuisance to our residents, the addition of this lighting would make the Waterfront even more unbearable for the students and residents that live within the Lodge and for our neighbors as well.

Sincerely composed by the following:

Jeff Smith  
University of Wisconsin-Madison, 2015  
Chi Psi Fraternity-President

Gavin Denzer  
University of Wisconsin-Madison, 2015  
Chi Psi Fraternity-Treasurer

On behalf of all residents of 150 Iota Court.