

URBAN DESIGN COMMISSION MEETING REPORT

September 17, 2025



Agenda Item #: 4

Project Title: 223-225 W Gilman Street - Building Addition in the Urban Mixed-Use (UMX) District. (District 2)

Legistar File ID #: 81421

Members Present: Shane Bernau, Chair; Rafeeq Asad, Jessica Klehr, Anina Mbilinyi, Nicholas Hellrood, David McLean

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of September 17, 2025, the Urban Design Commission **GRANTED FINAL APPROVAL** of a building addition located at 223-225 W Gilman Street in the Urban Mixed-Use (UMX) District. Registered and speaking in support were Carl Corbett, and Hamid Noughani. Registered neither in support nor opposition and wishing to speak was Robert Klebba.

Summary of Commission Discussion and Questions:

The Commission inquired about why the proposal got smaller, the architect noted that the UDC's previous comments were directed towards proportions and scale.

The Commission inquired about the sensitivity to the neighborhood context related to scale. The applicant noted that the goal is to maintain the rhythm, scale, and human scale of the street and context.

The Commission clarified the reduction in scale and whether more square-footage was desirable. The applicant clarified that they did not reduce it to please the Commission, but that it made sense from a design perspective.

The Commission discussed the landscaping, commending the reuse of existing on-site plantings. Some of the placements (boxwoods/geraniums) could be adjusted, with improvements to bed layouts by adding more variation. This generally does a good job of screening that front wall.

The Commission commented that this design is successful in engaging the streetscape through proportions, massing of architecture, detailing of architecture, and layering in that landscape. This will contribute to activation of the back edge of Lisa Link Park.

The Commission recognized Robert Klebba's statements, and the effort to come to the meeting and voicing concerns, noting that the concerns are heard, but are beyond this Commission's purview.

Action

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

The Commission commented that the landscape plan should be revisited to reorganize the landscape beds to better layer plantings, with the taller plantings being located behind the low-lying plantings.