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**Cc:** [Plan Commission Comments](mailto:Plan Commission Comments); [Rummel, Marsha](mailto:Rummel, Marsha)  
**Subject:** Agenda #6, Legistar 79018  
**Date:** Monday, November 13, 2023 2:45:03 PM

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The staff report speaks to the “potential precedent-setting nature of this decision, especially for similarly-sited areas along Lake Monona and Madison’s Downtown skyline.” This is a site with a long vista. The building already impinges on the Capitol view, and now the applicant is requesting a further impingement on the view of the Capitol by adding “architectural” lighting. And as can be seen from the link in the staff report to ‘updated night renderings’ and ‘project plans part 2’ of the original plans, the building seems to sit virtually under the Capitol when one approaches from John Nolen and frames one side of the Capitol when viewed from directly across the lake.

The Downtown Urban Design Guidelines speak to architectural lighting reinforcing architectural elements such as entries, structural bays, and shop windows. Neither the roof nor the vertical lighting reinforce architectural elements as used in the Guidelines. Plus, every building has a roof. Will the State Office building be allowed to light up the cornice on the center part of the building? For what seemed a long time, a building on E Wilson (I believe it was 151), lit up its roof for the top few feet, then that ended (presumably due to City intervention). If this building is allowed to have lighting, then there is nothing really stopping other buildings from doing the same.

In 2022, the City committed to the Five Principles of Responsible Outdoor Lighting (Legistar 70637):

- Useful: All light should have a clear purpose. (The only purpose here is to attract attention.)
- Targeted: Light should be directed to only where needed. (The light produced by these fixtures is not needed.)
- Low Light Levels: Light should be no brighter than necessary. (No light is needed.)
- Controlled: Light should be used only when useful. (There does not appear to be a use for these lights.)
- Color: Use warmer color lights where possible. (The spec sheet provides the vertical light will have a color ranging from 2200K - 5200K. The applicant does not state what color will be used. 5200 is basically daylight.)

Urban Design provides an advisory recommendation to Plan Commission, in this case based upon the Downtown Urban Design Guidelines. Plan Commission may choose to not agree with the advisory recommendation. I urge you to find standard #9 is not met: that adding “architectural” lighting to the roof and vertical lighting for 13 stories does not create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area.” The intended character is not one akin to the Las Vegas Strip, which very well could be the eventual result.

And, as a legal matter, I disagree with staff’s claim that “substantial evidence” is required (“...State law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation.”) The applicant is not seeking conditional us approval, CU approval was granted last January for three uses: the size of the building, outdoor recreation, and impinging on the Capitol view. This request is merely a design or aesthetic change to the

approved conditional use.

Respectfully Submitted,  
Linda Lehnertz

**From:** [C Debevec](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda item 79018 - BIRD SAFE LIGHTING PRACTICES PLS  
**Date:** Monday, November 13, 2023 2:47:03 PM

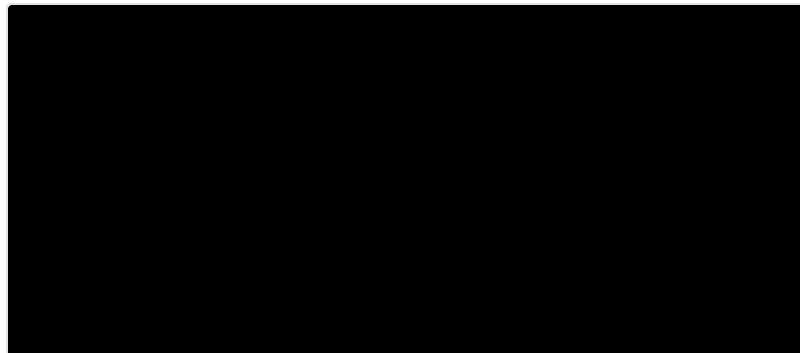
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Hello, its come to my attention that exterior lighting plan for 131 W Wilson is coming up for a vote. Due to its lakefront location, it is particularly vulnerable to bird strikes so it is especially important that entire bldg. design and lighting be done in strict accordance with bird-safe practices. PLEASE ensure that a) this specific lighting plan is up to snuff, and b) continue to work towards eliminating light pollution CITYWIDE.

By now, it's settled science that light pollution is a major factor in bird and insect population decline.  
Thank you, Cathy Debevec / East Main St., Madison, WI

[Bird-friendly Window and Lighting Standards – Sustainable Development Code](#)



Bird-friendly Window and Lighting Standards –  
Sustainable Development Code

**From:** [annewalker@homelandgarden.com](mailto:annewalker@homelandgarden.com)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Rummel, Marsha](#)  
**Subject:** 131 W. Wilson-79018  
**Date:** Monday, November 13, 2023 7:42:25 AM

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Dear Plan Commission Members

I strongly do not support the exterior lighting proposed for the 131 W. Wilson development. The building is located along Lake Monona and a major migration corridor for birds. Glass and lights and birds are a terrible combination which has the potential to kill birds migrating through the Madison area.

Recently, over 900 birds were killed along Chicago's lake shore at a single building, in a single night while migrating through Chicago due to lighting and glass. This is an avoidable event. I do not support the exterior lighting for 131 W. Wilson.

Additional information is available at:

[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_\\_www.audubon.org\\_news\\_more-2D1000-2Dbirds-2Dcollided-2Dsingle-2Dchicago-2Dbuilding-2Done-2Dni&d=DwICAg&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twdxam0hCgII&r=EQgg7uY6gX1lmVjf-bnHVDCc8f-JggwxtZapC762N-w&m=PDaLQ0LTx-\\_tqHnVHDZqe1W3zFmJ7yEATBUwyPgH-OhVpzioN6p\\_OKSj6hTgoLjX&s=Vmhl3w1Amr6ulbwZTjPRb5w8-AJyymJAg3rESplnfY1&e=ght](https://urldefense.proofpoint.com/v2/url?u=https-3A__www.audubon.org_news_more-2D1000-2Dbirds-2Dcollided-2Dsingle-2Dchicago-2Dbuilding-2Done-2Dni&d=DwICAg&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twdxam0hCgII&r=EQgg7uY6gX1lmVjf-bnHVDCc8f-JggwxtZapC762N-w&m=PDaLQ0LTx-_tqHnVHDZqe1W3zFmJ7yEATBUwyPgH-OhVpzioN6p_OKSj6hTgoLjX&s=Vmhl3w1Amr6ulbwZTjPRb5w8-AJyymJAg3rESplnfY1&e=ght)  
[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_\\_abcbirds.org&d=DwICAg&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twdxam0hCgII&r=EQgg7uY6gX1lmVjf-bnHVDCc8f-JggwxtZapC762N-w&m=PDaLQ0LTx-\\_tqHnVHDZqe1W3zFmJ7yEATBUwyPgH-OhVpzioN6p\\_OKSj6hTgoLjX&s=ExAclyxwtfaSAY3QTRWwb14wCIXhHcaiaSf0EC1-wXM&e="](https://urldefense.proofpoint.com/v2/url?u=https-3A__abcbirds.org&d=DwICAg&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twdxam0hCgII&r=EQgg7uY6gX1lmVjf-bnHVDCc8f-JggwxtZapC762N-w&m=PDaLQ0LTx-_tqHnVHDZqe1W3zFmJ7yEATBUwyPgH-OhVpzioN6p_OKSj6hTgoLjX&s=ExAclyxwtfaSAY3QTRWwb14wCIXhHcaiaSf0EC1-wXM&e=)

Respectfully, Anne Walker  
District 6