



**Subject:** Amendments to the *Report of the Lamp House Block Ad Hoc Plan Committee* – SUBSTITUTE RESOLUTION

**Legistar File ID #** 86824

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## Summary

This addendum to the Planning Division Staff Report relates to the proposed Substitute Resolution to amend the *Report of the Lamp House Block Ad Hoc Plan Committee* (the “*Report*”).

Alder Bennett (Dist. 2) requested that the *Report* be amended to remove or change recommendations related to maximum building heights and views to and from the Lamp House and sponsored a resolution (Legistar file# 86824) to make those changes. That resolution was referred to the Urban Design Commission, Landmarks Commission, and Plan Commission.

Public comments have been received suggesting that, given its status as a report of an ad hoc committee, the document should represent the actions of the ad hoc committee that created it and should not be amended as originally proposed. In response, Ald. Field is now sponsoring a Substitute Resolution that would reflect desired changes as an appendix to the *Report*, instead of editing the body of the original document. Staff understand that Ald. Bennett is supportive of the proposed substitute resolution.

## Commission Actions to Date

The original resolution was considered by the Urban Design Commission on February 5, 2025, and by the Landmarks Commission on February 10, 2025. Both Commissions recommended to “Return to Lead with the recommendation to place on file without prejudice to the Plan Commission.”

## Proposed Substitute Resolution

The proposed Substitute Resolution would amend the *Report* by adding Appendix 5. A draft of the proposed Appendix 5 is attached to this Staff Report Addendum.

It is staff’s understanding that the intent is for the proposed Appendix 5 to have the same effect as amending the body of the *Report* as originally proposed-- to update and clarify the City’s policies and recommendations regarding maximum building heights and preserving views from, and public views to, the Lamp House.

## Recommendation

As described in the January 28, 2025 staff report, the recommendation in the *Report* related to maximum building heights was considered by the Common Council but was not approved. Staff agree that the *Report* should be revised to reflect that action, and does not object to the proposed amendments that prioritize views from and into the Lamp House site. No other changes to the *Report* have been recommended, particularly as the *Downtown Plan* is slated to be updated within the next approximately two years, during which other issues related to this site can be considered.

If the Plan Commission believes that the proposed amendments are consistent with the overall goals and policies reflected in the *Downtown Plan* and *Comprehensive Plan*, staff recommend that Plan Commission recommend to the Common Council to adopt the Substitute Resolution amending the *Report of the Lamp House Block Ad Hoc Plan Committee* to add proposed Appendix 5.

If the Plan Commission does not believe that the proposed amendments are consistent with the overall goals and policies reflected in the *Downtown Plan* and *Comprehensive Plan*, staff recommends that Plan Commission recommend to the Common Council to place the Substitute Resolution amending the *Report of the Lamp House Block Ad Hoc Plan Committee* on file, and request staff to consider this issue when the *Downtown Plan* is next updated.

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### Appendix 5

On \_\_\_\_\_, the Common Council adopted a Substitute Resolution (Legistar# \_\_\_\_\_) amending the Report of the Lamp House Block Ad Hoc Plan Committee (the “Report”) to include this Appendix 5.

The original Report was accepted by the Common Council on February 25, 2014 (Legistar file # 32645) and subsequently adopted by the Common Council as a supplement to the *Downtown Plan* on March 4, 2014 (Legistar file # 33259).

On July 20, 2021, the Common Council considered an amendment to change the existing Downtown Height Map in the Zoning Code (Legistar file #65918) which would have limited building heights to the north of the Lamp House to preserve views from it toward Lake Mendota as recommended in the original Report. That amendment was not approved.

This Appendix updates and clarifies the City’s policies and recommendations regarding maximum building heights and preserving views from, and public views to, the Lamp House as outlined below:

- 1) Maximum Building Heights: Pursuant to the Common Council action on amending the Downtown Height Map in the Zoning Code, the Zoning Code should not be amended to reflect the recommendations of the original Report as shown on page 18.
- 2) Views to the Lamp House: View 1 should be preserved. Views 2 and 3 should be preserved if feasible. The feasibility of preserving Views 2 and 3 should be determined by the Plan Commission during the review of a development proposal, subject to Common Council approval in the case of a Planned Development. View 4 has been partially accommodated in a redevelopment project undertaken after the adoption of the original Report.