



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

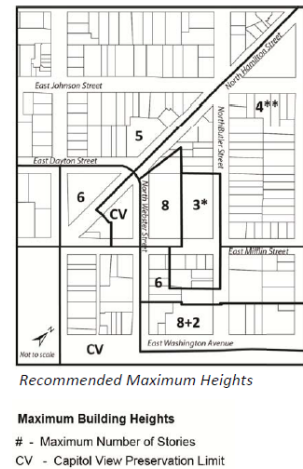
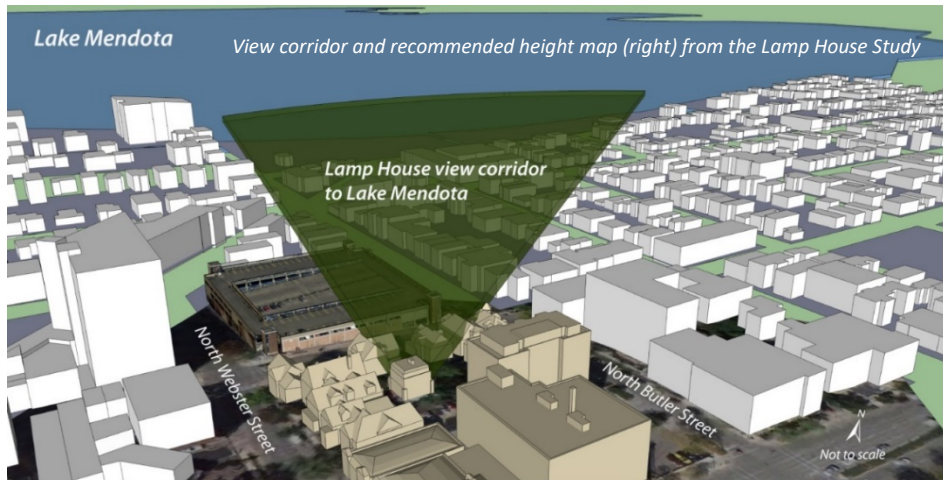
Legistar File ID #: 65918 (Amending the Downtown Height Map), 65932 (Traditional Employment District rear yard setbacks)

Prepared By: Planning and Zoning Staff

65918 – This amendment revises the Downtown Height Map to reflect the goals for view shed preservation in the 2014 Report of the Lamp House Block Ad Hoc Plan Committee.

The Report of the Lamp House Ad Hoc Plan Committee (adopted by the Common Council in March 2014) included a number of recommendations to preserve the context surrounding the historic Frank Lloyd Wright designed residence, which is listed on the National Register of Historic Places and is a designated City of Madison Landmark. As described in the report, Wright designed the Lamp House so that his lifelong friend, Robert Lamp, could have views of the Capitol and Lakes Monona and Mendota offering a suburban-like experience despite its mid-block downtown location.

One of the recommendations in the report was to amend the Downtown Height Map in the Zoning Ordinance to preserve that property’s view corridor to Lake Mendota, while allowing for appropriately-scaled new development in the area. . Based on data available at that time, the existing lake view was modeled and the report then recommended a reduction of the certain maximum building heights to preserve the view corridor (see images below excerpted from the report).



These recommended reductions impacted select properties on the Lamp House block and those on the west side of N. Butler Street, the largest and with the greatest redevelopment potential being the City-owned Capitol Square - North garage. Properties immediately abutting the Lamp House on Mifflin Street and Butler Street frontages were recommended to change from a maximum of 6 stories to 3, the eastern half of the parking structure from 8 to 3, and remaining Butler street frontage changed from 8 to 4 stories.

Since the report’s adoption, new data has become available which suggests the view corridor is not as expansive as originally thought in the Lamp House report. Dane County’s 2017 LIDAR generated Digital Elevation Model provides more accurate ground elevation data than the 2 ft. contours previously available and provides building roof elevation data as well. This information, combined with Wright’s architectural drawings of the Lamp House, suggests the existing building at 209 E Mifflin Street blocks the views from all levels (including the now enclosed roof deck). Ground level at the Lamp House is approximately 910 to 912 ft., the roof deck is 20 ft.

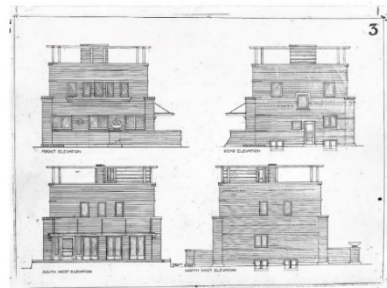
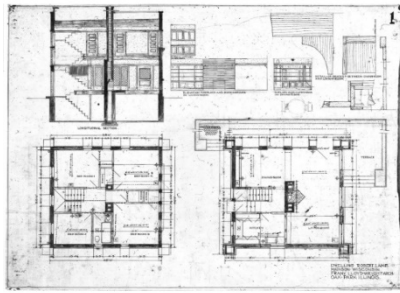
above grade, and the roof line of 209 E Mifflin is approximately 938 ft. In order to see over 209 E Mifflin, an individual's eye level would need to be at least six feet above the roof deck.

With this new information, it may be appropriate to re-examine the maximum building heights recommended by the Lamp House report. If the view corridor is modeled taking the 209 E Mifflin building into account, the area requiring a reduction of maximum building height is significantly smaller.

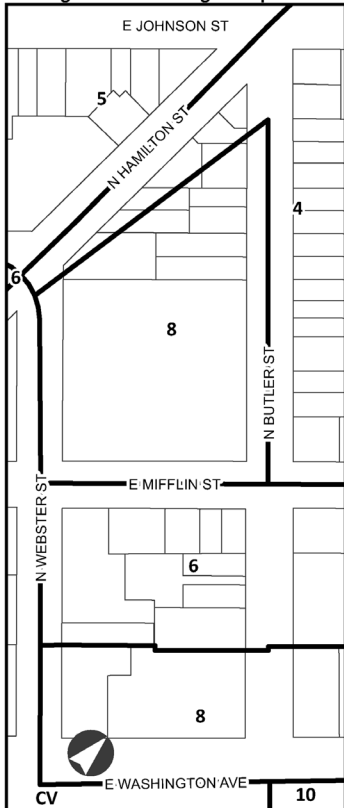
Below are two versions of changes to the Downtown Height Map the Plan Commission may consider. The Proposed Amendment takes into account the new information and limits changes to the bounding properties on the Lamp House block, reduced from 6 stories to 3, and over a triangular area on the east corner of the City's parking structure which is changed from 8 stories to 3.

The Alternative Amendment follows recommendations as written in the Lamp House study, which reduces the height of the eastern half of the parking structure block to 3 stories, as well as property beyond to 4 stories (from 8).

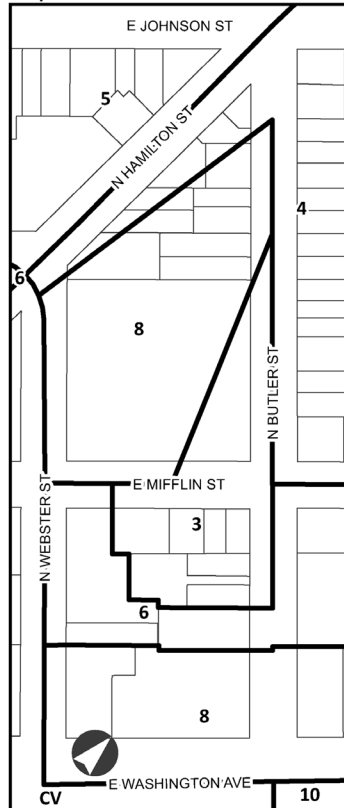
Staff supports this amendment.



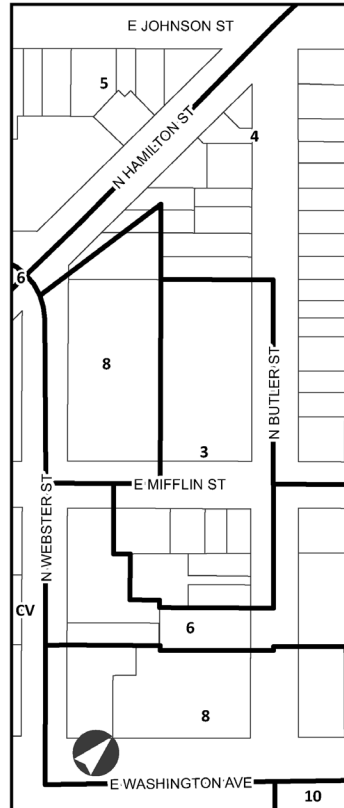
Existing Downtown Height Map



Proposed Amendment



Alternative Amendment



[65932](#) – This amendment changes the rear yard setback at corner lots in the Traditional Employment District, when abutting property at the rear lot line is in a nonresidential zoning district.

The TE District is generally mapped in the central areas of the City, on lands originally developed pre-1900, where infill redevelopment is occurring consistent with adopted City plans. TE zoned areas include much of the East Washington Gateway corridor, parts of Gilson Street, Winnebago Street, Helena Street, around the Madison Kipp factory, part of the former Royster Clark property on Cottage Grove Road, the southeast corner of S. Park and Regent, and part of Commercial Avenue just east of the Highway 30/E. Washington interchange.

The current rear yard setback requirement for the TE district is 20 feet, regardless of the zoning of adjacent property or if the lot is a corner lot, three sided lot or regular mid-block lot. Zoning lots in the TE zoning district are often fully-developed, which is typical for older commercial/industrial development areas. Staff has noted the 20 feet rear yard setback requirement can create a gap in appropriate development frontage along a side street frontage, potentially inconsistent with the intent of these areas to be developed with contiguous buildings along the frontages.

As a reference, the TSS, CC-T, and CC Districts already employ the same rear yard setback option for corner lots as proposed in this amendment. Staff believes that is appropriate to extend this standard to the TE district, which can share similarities with TSS and CC-T zoned properties generally located in the areas identified above.

Staff supports this amendment.