



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Draft LAMP HOUSE BLOCK AD HOC PLAN COMMITTEE

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Tuesday, January 14, 2014

4:30 PM

Room 300 - Madison Municipal Building  
215 Martin Luther King Jr. Blvd.

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### CALL TO ORDER / ROLL CALL

**Present:** 7 -

Denise DeMarb; Michael E. Verveer; David V. Mollenhoff; Anna Andrzejewski; William Gates; Nan Fey and Richard B. Arnesen

### APPROVAL OF December 17, 2013 MINUTES

**A motion was made by Andrzejewski, seconded by Verveer, to Approve the Minutes the December 17, 2013 Committee meeting. The motion passed by voice vote/other.**

### PUBLIC COMMENT

Marilyn Marten, registered in support did not wish to speak.  
Jessica Thompson registered in support and available to answer questions.  
John Schlaefer registered in support and available to answer questions.  
In addition, the Committee received e-mails from Michael Bridgeman, Paul Schoeneman and Janet Halstead.  
Jack Holzhueter registered in support and stated that he believes that the draft report balances economic development and preservation, and encourages heritage tourism.

### DISCLOSURES AND RECUSALS

None

1. [32252](#) Formulation of Plan Recommendations

**A motion was made by Verveer, seconded by Andrzejewski, for the Committee to go into informal consideration. The motion passed by voice vote/other.**

Rebecca Cnare, Planning Division, distributed a list of potential changes to the draft document based upon individual e-mails from committee members. The Committee discussed potential revisions to the draft document, and final decisions on revisions were approved by consensus of the Committee. Minor editorial changes approved by the Committee are not outlined in the minutes. Items which the Committee discussed are reflected in the minutes.

Priority Issues (pages 8-11): There was consensus that the order of the priority issues should be changed to have better flow from one subject to the next. On page 10, Significant Historic Resources, there was discussion about the idea that the Committee can only recommend the study of a potential historic district and not actually create a district. Revised wording was approved to more clearly state that only initial analysis was performed and this research does

not suggest a final determination of eligibility for either a Local Historic District or National Register Historic District.

Vision (page 12): There was agreement to emphasize that the Lamp House should be preserved on its current site, and not be moved in the future.

Preservation Recommendation (page 13): In a continuation of the discussion about the Committee only being able to recommend that a historic district be studied for eligibility, minor editorial changes were made along with the language to say "areas in red show the highest potential for constituting a small historic district." In addition, language was added to reinforce the Lamp House being preserved on its current site.

Views into the Site Recommendation (page 15): After discussion about the North Webster Street views, it was agreed that the last sentence shall be re-written to say "A street view or views along this block face should be encouraged to remain in some form, but not be required."

Maximum Building Heights Recommendation (page 17): There was discussion about how to best present the effect that maximum building heights have on views to Lake Mendota that should be preserved. It was decided that staff should prepare new height maps, both existing and proposed, using the same template as the zoning code. New language was also added to say "while protection of lake views could be addressed by a local historic district, any new development on the portion of the Lamp House block indicated with a "3" should be limited to a maximum of three stories not to exceed the height (in feet) of the peak of the existing structures." The remainder of the Lamp House Block could be six stories and 8+2 stories as shown on the draft. The area within the James Madison Park Neighborhood should be denoted with a "4\*\*" to illustrate that any requests for height above four stories should be studied for their impact on lake views from the house.

North Webster Street Redevelopment Guidelines (page 19): Better illustrations showing bulk and massing only should be used at the bottom. The fourth bullet was to be replaced by the language discussed on page 15 regarding views. The sixth bullet was changed to read: "Redevelopment should enhance the character of the "outdoor room" in which the Lamp House sits by maintaining the setbacks currently established by the rear façades of the existing structures. Other measures to enhance the character of the "outdoor room" include using high quality architectural materials, darker tones to contrast with the lightness of the Lamp House, articulating façades that face the Lamp House, stepping down the mass of taller buildings toward the interior of the block, providing gaps between buildings, concealing mechanical equipment and utilities, and landscaping."

North Butler and East Mifflin Streets Redevelopment Guidelines (page 21): The sixth bullet should be changed to read the same as the one on the previous page. The Committee asked staff to explore some different ways to show graphics in terms of potential redevelopment in lieu of preservation and the effect of redevelopment on lake views.

Conclusion (page 21): The Committee asked staff to propose some language that would conclude the report with the Committee's overall recommendations and goals. In addition, the Committee decided to show only their preferred redevelopment option and not the alternative, to be more clear about the Committee's preferences.

**A motion was made by Mollenhoff, seconded by Andrzejewski, for the committee to come out of informal consideration. The motion carried on a voice vote/other**

**A motion was made by Mollenhoff, seconded by Andrzejewski, to Approve the Report with the changes agreed upon at this meeting with the understanding that the chair, Nan Fey, would work with staff to produce a final document that would reflect these changes. The motion passed by voice vote/other.**

## 2. Other Business

**A motion was made by Mollenhoff, seconded by Fey, to Approve the following motion by a voice vote/other.**

We, the members of the Lamp House Ad Hoc Plan Committee, express our deep appreciation to the talented staff team of Rebecca Cnare, Bill Fruhling, Amy Scanlon, and Tim Parks for all they did to make our difficult assignment doable and even fun. We particularly appreciated their thoughtful process design, their adept use of software, photographs, and maps that allowed us to visualize clearly many options, and their ability to anticipate and respond quickly to our requests. These qualities allowed us to move through complex territory in a remarkably short time and prepare a report with just six meetings. We thank them for their professionalism and unrelenting help. Working with you was a privilege and a joy.

## ADJOURNMENT

A motion was made by Arnesen, seconded by Verveer, to Adjourn at 8:00 p.m. The motion passed by voice vote/other.