

From: asaloutos@tds.net
To: [Plan Commission Comments](#)
Cc: [sundevils98](#); [rasoldner](#); [darrin.wasniewski](#); [Field, Derek](#); [ergnam-msn](#); [Guequierre, John](#); [Duncan, John](#); [nicole.solheim](#); [pwheck](#); [srsande608](#); [ctmccahill](#)
Subject: Follow-Up: Protecting the Integrity of Special Committee Work, Legistar ID No. 86824
Date: Monday, March 3, 2025 5:39:29 PM

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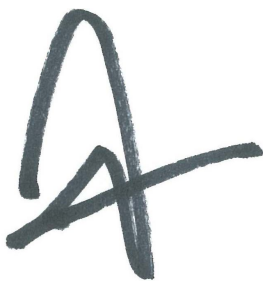
Dear Plan Commission Members,

I wanted to follow up on the memo I submitted earlier today regarding the proposed amendments to the *Report of the Lamp House Block Ad Hoc Plan Committee*, Legistar ID No. 86824.

It occurred to me that the City of Madison relies on community leaders and subject matter experts to serve on special committees and task forces like the one that prepared the *Report of the Lamp House Block Ad Hoc Plan Committee*. If reports produced through these rigorous public processes can be amended years later without the involvement of the original committee members, what incentive do future participants have to contribute their time and expertise?

This is yet another reason why the proposed amendments should be placed on file with prejudice. I appreciate your consideration and commitment to maintaining the integrity of the city's planning process.

Best,

A handwritten signature in dark blue ink, consisting of a large, stylized capital 'A' followed by a horizontal stroke extending to the right.

Alex Saloutos
Berkshire Hathaway HomeServices
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Sent: Monday, March 3, 2025 4:31:27 PM

Subject: Objection to Amending the Report of the Lamp House Block Ad Hoc Plan Committee, Legistar ID No. 86824

I have attached a memo with public comments regarding item 2 on the Plan Commission agenda today, March 3, 2025, Amending the Report of the Lamp House Block Ad Hoc Plan Committee, Legistar ID No. 86824.

A handwritten signature in dark ink, appearing to be 'A' followed by a stylized flourish.

Alex Saloutos

Berkshire Hathaway HomeServices

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M E M O R A N D U M

Date: March 3, 2025

To: Plan Commission

From: Alex Saloutos

Re: **Opposition to Amending the Report of the Lamp House Block Ad Hoc Plan Committee, Legistar ID No. 86824**

I write to express my strong opposition to both Alder Bennett's resolution and Alder Field's substitute resolution to amend the *Report of the Lamp House Block Ad Hoc Plan Committee* (the "Report"). The integrity of this document, which was the result of significant public engagement and careful deliberation, must be preserved. The proposed amendments set a dangerous precedent for modifying formally adopted reports without the participation of the committees that originally developed them.

Reasons for Opposition

1. Undermines the Public Process. The Report was the product of an extensive public process that engaged community members, preservationists, and planning experts. It was accepted by the Common Council in 2014 and formally adopted as a supplement to the Downtown Plan. The subcommittee that prepared this report was appointed by the Council. Now, a single alder is sponsoring a resolution to amend it without the involvement of the original committee members. This disregards the intent of those who contributed their time and expertise.
2. Precedent for Future Amendments. If this resolution is adopted, it opens the door to altering other adopted reports based on shifting political dynamics rather than thoughtful public discourse. The Common Council's role should be to uphold the integrity of adopted planning documents, not to revise them arbitrarily at the request of a single alder.
3. Inconsistencies Across Plans Are Normal. Various plans and reports often contain recommendations that reflect different perspectives, scopes of work, and timeframes. It is customary for these documents to have some inconsistencies, and it is ultimately the responsibility of the Common Council to consider all input and make policy decisions accordingly. The appropriate response to conflicting recommendations is not to amend or erase past reports, but to acknowledge them as part of a broader decision-making process.
4. The Downtown Plan Update is the Appropriate Venue for Revisions. The City is expected to revisit the Downtown Plan within the next two years. This process provides the proper framework for reconsidering issues related to building heights, views, and development policies in a comprehensive and transparent manner. Altering the Report now, ahead of this scheduled review, is premature and unnecessary.
5. The Alternative Resolution is Another End-Around. Alder Field's substitute resolution attempts to achieve the same outcome as Alder Bennett's resolution by adding an appendix instead of amending the Report's text. This is still an inappropriate way to revise a document that was adopted through a formal public process. Both resolutions should be placed on file with prejudice for the same reasons.

6. Consistency with Other Commissions' Recommendations. Both the Urban Design Commission and the Landmarks Commission have recommended that these resolutions be placed on file without prejudice. The Plan Commission should follow their lead to ensure consistency in city planning decisions.

Request to the Plan Commission

For the reasons stated above and those echoed in numerous public comments, I urge the Plan Commission to recommend that the Common Council place both resolutions on file with prejudice. This will ensure that the issue is properly revisited during the Downtown Plan update and prevent a precedent that weakens trust in the city's long-term planning efforts.

Thank you for your time and consideration.