

Agenda ID# 32253

11-12-13 Lamp House Block Design Workshop: Approaches:

Participants were asked to consider approaches to the issues that were discussed during the beginning of the meeting. Some participants identified additional issues, and some added their own drawings to the maps. This packet is a compilation of those individual comments, and the original map sheets were only included if they had drawings.

Lamp House Block Issues:

- Taking into consideration context of whole block and other blocks around it. What things will be in the future? Height of buildings, etc. Three-dimensional look at block, not just at Lamp House, context of whole area.
- Get both property owners together and hash out a plan.
- Keep the integrity of the Lamp House and allow the flow of the initial design intended then compare it to the existing zoning codes.
- Additional greenspace on south side. Replace 125+ year old Lamp House with new apartments. Added tax base. Meets demand for housing in this location. Six stories transitions nicely from corner of East Washington along Webster.
- Fairness to current property owners.
- Does the block add value or context to the Lamp House? In what context does it add value?
- Make the house an attraction, restore it.
- Central Business District is too valuable to City economy to not grow taller. City needs tax money from tall buildings to support needs of entire community.
- Allow block to be built to Capitol Height Limit.
- CBD is the only area capable of absorbing tall buildings necessary to provide tax money.
- Development on all adjacent properties needs to acknowledge/respect Lamp House: views to and from, quality of architecture, sunlight, etc.
- Absolutely must weight cultural value of Lamp House and Wright and factor its potential economic value to heritage tourism.
- Permeability of views to/from Lamp House.
- Consider historic district for all remaining undeveloped properties. Don't let Madison look foolish to the international Wright community.
- Cultural value to: community identity/pride, sense of place, heritage tourism.
- Figure out what Lamp House will be to best serve neighborhood integrity. Private residence? Publicly owned/privately owned "museum" or historic resource?
- The ad hoc committee is a godsend. May the members be ____-like.

- Designate square foot scale preservation area. TDR or PDR.
- Grandfather 12 North Butler as exception or exclude from preservation area.
- Provide emergency access/egress via easements onto adjacent.
- Provide/require rear yard setbacks for light, air and building separation to preserve current clearances.
- Provide stepback(s) from adjacent East Washington new construction.
- How do you resolve issues like Lamp House without input from the developers? Policy without development input goes nowhere.
- Visionary meeting for scale/architecture for appropriate projects.
- Lack of urban greenspace. Dominance of surface parking, poor aesthetic quality.
- Preserve historic context and fabric of residential around the Lamp House by keeping existing homes more feasible (replacing with appropriate scale with necessary). Also preserve affordable housing. Step back any large buildings from the center of the block. Set back any new buildings on North Webster to create more space around Lamp House.
- Conservation district, preserve scale, pursue public ownership of Lamp House.
- Promote and protect the only Frank Lloyd Wright building in our downtown.
- Preserve the house, maintain the views, respect the neighborhood.

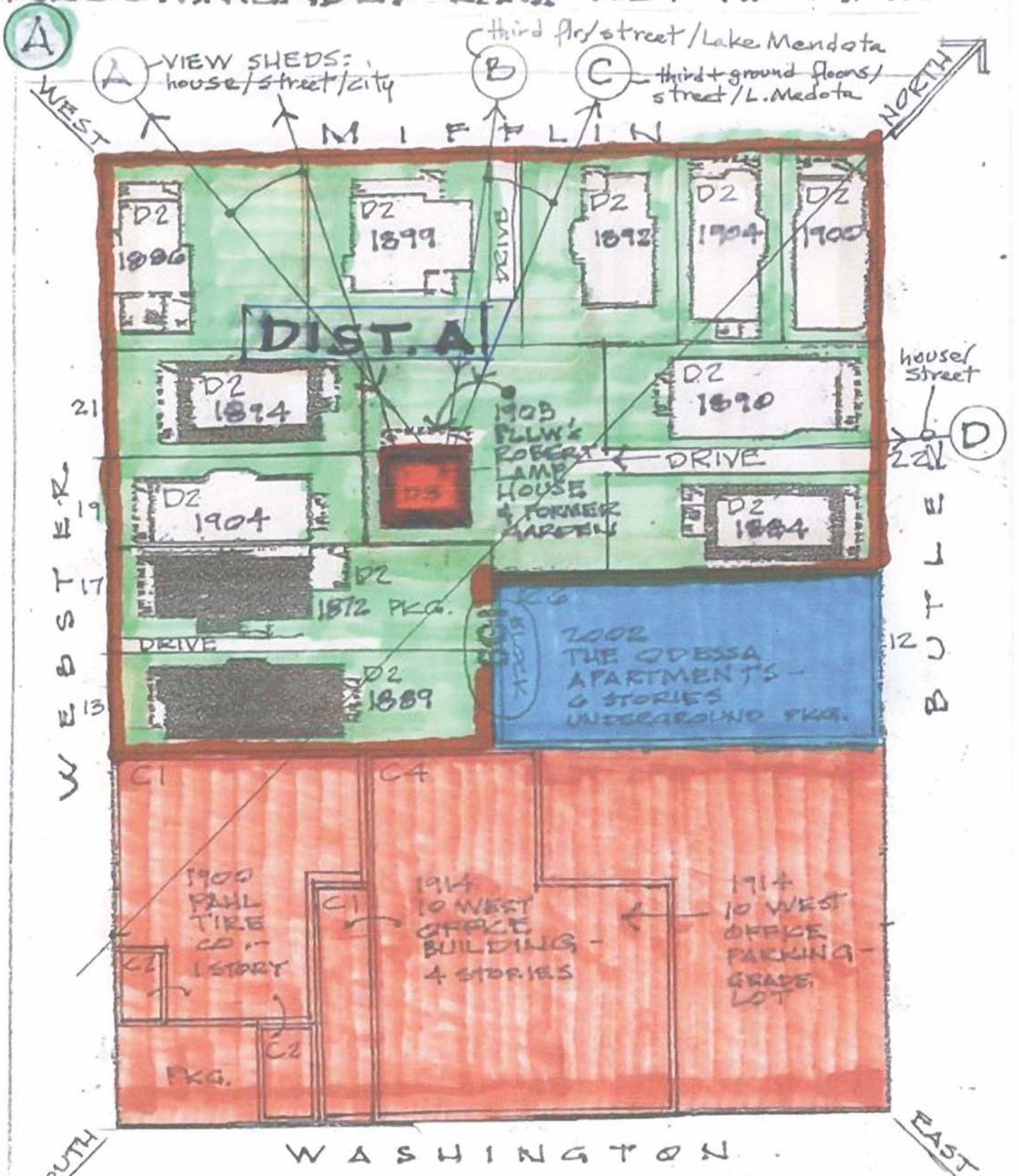
Approaches:

- Conserve scale, texture of block through: Historic district, NCD or strict design criteria.
- Who are all the interested parties?
- National Register Historic District for tax credit benefits for investing in buildings.
- A visitor's center, ballroom, meeting rooms, auditorium, restaurant (corner of East Washington and North Butler).
- I would like the existing old stock housing made into a B&B or hotel situation with the exception of the Lamp House. It would be a destination for guests. The Lamp House would have first floor access for tours on a limited basis and the garden would have a Memorial Day to Labor Day "tavern" facility with light hors d'oeuvres. The Lamp House roof garden should be made available for small parties (10-15). Liquor, food, ownership and public/private conservancy like the Seth Peterson cottage. The same standards of restoration: National Park Service money – public, private, rental, sales income.
- Bring developers into the discussion.
- Mix of two towers, urban rowhouses on East Mifflin/Butler Streets. Preserve view to lake.

- Convert East Mifflin Street parking lot into greenspace; redevelop North Butler lot and new building with well-designed, mixed-use infill (attract small design/architecture firms to this block?), restore Lamp House's roof garden.
- Keep setbacks, preserve views, preserve homes, encourage appropriate compatible development.
- Restore, preserve existing structures. Acquire this land for visitor center, access through adjacent development off East Washington Avenue (see map). Limit height to 4-stories, limit "bonus" stories, limit height to 8-stories.
- Maintain a similar scale along the entry alley from East Butler Street to the Lamp House. Save the "moved" house, 3-4 stories possible new building, save the old Kehl dance studio corner house, maintain alleyway to Lamp House.
- Create nice views from any new development into the center of the block. Restore rooftop garden on Lamp House, preserve housing form on street to preserve access and views.
- Only height on East Washington and limit to 4-stories to preserve sun exposure to Lamp House. Promote Lamp House on downtown tourist map.
- Height only at Butler and East Washington.
- Corner of Webster and East Washington limited to 4-stories.
- Conservation district surrounding Lamp House on west, north, east.
- Signage for historic Lamp House on corner of Webster and Mifflin Streets.
- Think of Frank Lloyd Wright as an economic generator.
- Hire a consultant to study the potential for heritage tourism in the downtown historic neighborhoods. What is the economic value of our wonderful historic districts throughout the City?
- Reverse setbacks allowing light and air into the block.

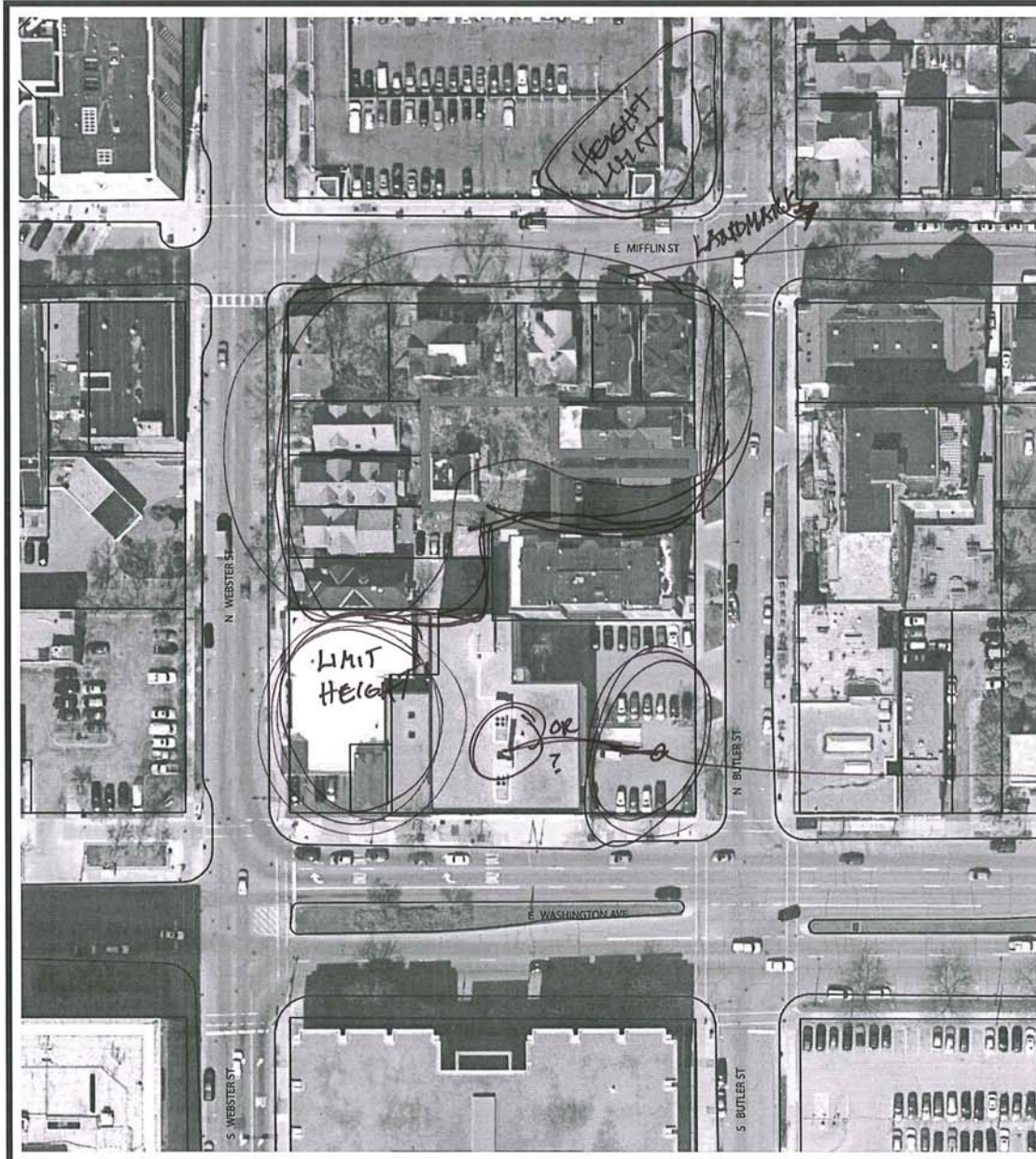
Recommendation of the Flew Bldg. Conservancy

RECOMMENDED LAMP HISTORIC DISTRICT-



• MAP SOURCE: (NW)
1908 SANBORN-PERRIS
INSURANCE MAPS

• PREPARED BY:
JGT, JH & MB &
FLW B CONSERVA.
4-10-13



Potential Approaches to Lamp House Block Issues
Issues:

NATIONAL REGISTER
 HISTORIC DISTRICT FOR TAX CREDIT
 BENEFITS, FOR INVESTING IN BUILDINGS.

Approaches:
 Please draw or describe your design or policy idea.

VISITORS CENTER
 BALLROOM, MEETING ROOMS, AUDITORIUM
 RESTAURANT

*Please feel free to continue your comments on the back of this sheet, or grab a new one.



Potential Approaches to Lamp House Block Issues
Issues:

1) DESIGNATE S.F. SCALE
PRESERVATION AREA.
T.D.R. or P.D.R.

Approaches:

Please draw or describe your design or policy idea.

2) GRANDFATHER 12 N. BUTLER
AS EXCEPTION OR EXCLUDE
FROM PRES. AREA.

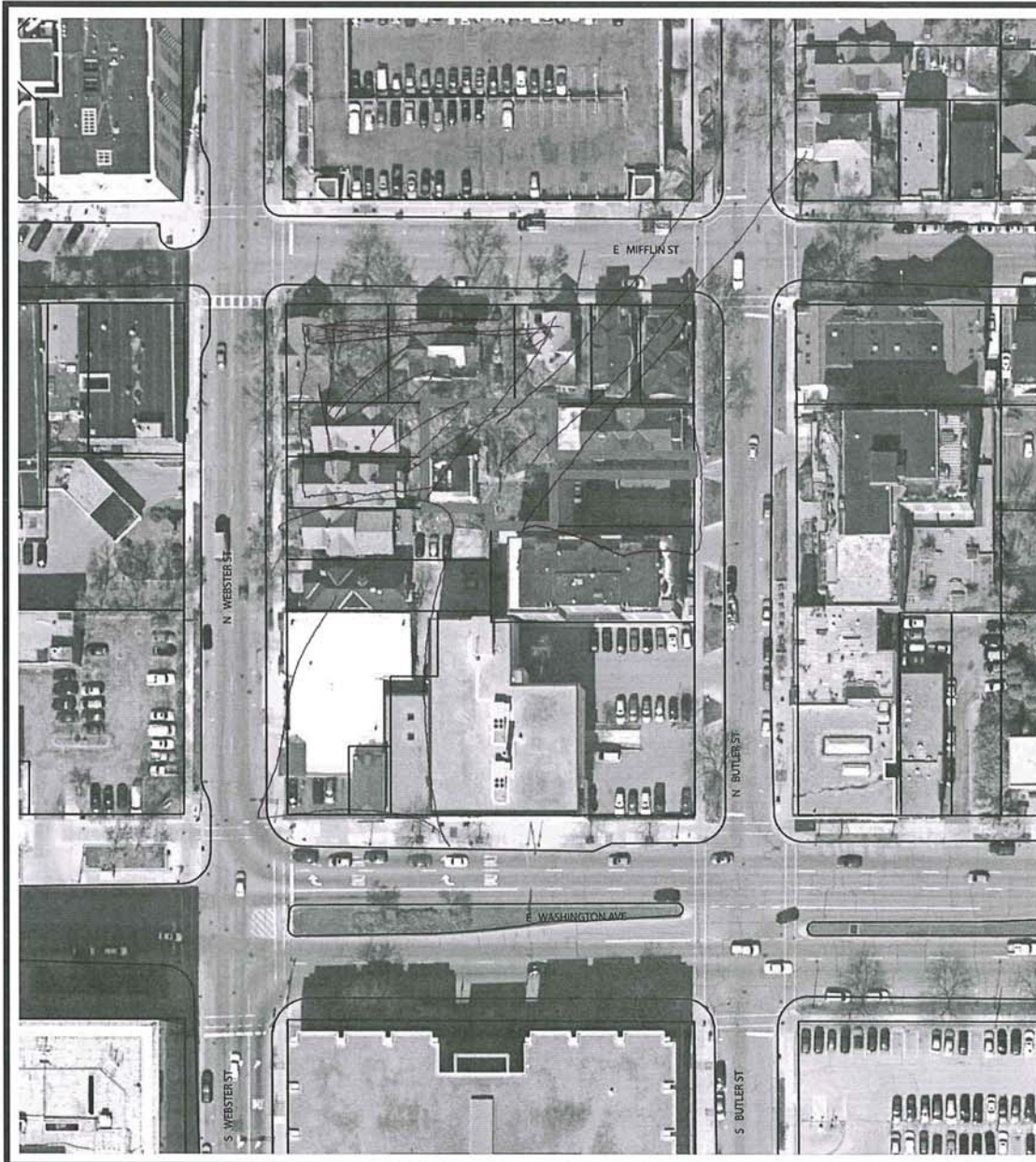
3) PROVIDE EMERGENCY ACCESS
/EGRESS VIA EASEMENTS
ONTO ADJACENT

4) PROVIDE/REQUIRE REAR YARD SET BACKS
FOR LIGHT, AIR, & BLDG SEPARATION TO
PRESERVE CURRENT CLEARANCES

5) PROVIDE STEP BACK(S) FROM ADJACENT
E. WASH NEW CONSTRUCTION

*Please feel free to continue your comments on the back of this sheet, or grab a new one.

Tom Hirsch



Potential Approaches to Lamp House Block Issues

Issues:

- Urinary meeting for Scale/Arch-tectural to appropriate Projects

Approaches:

Please draw or describe your design or policy idea.

- Mix of 2 towers, Urban
Renaissance in E Miffley/
Butler
Preserve view to Lake

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PARK (NOT PARKING!)



Potential Approaches to Lamp House Block Issues

Issues: - LACK OF URBAN GREENING
- DOMINANCE OF SURFACE PARKING
- POOR ESTHETIC QUALITY

→ CONVERT E. MIFFLIN ST

PARKING LOT →

GREEN SPACE; REDEVELOP

N. BUTLER LOT + NEW BLDG.

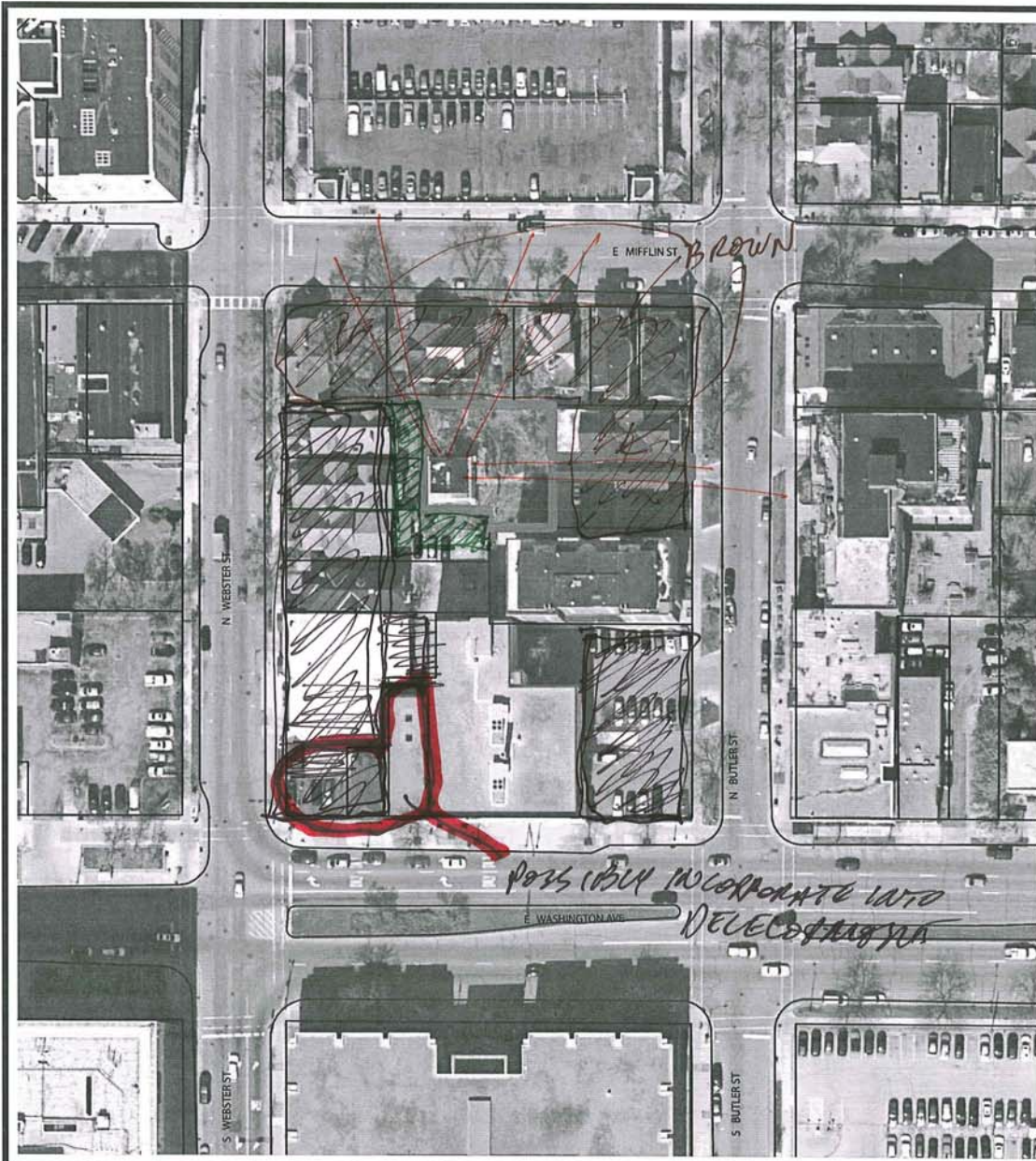
Approaches: w/ WELL-DESIGNED

Please draw or describe your design or policy idea.

→ MIXED-USE INFILL
(ATTRACT ^{SMALL} DESIGN/
ARCHITECTURE FIRMS
TO THIS BLOCK?);

RESTORE LAMP HOUSE'S
ROOF GARDEN

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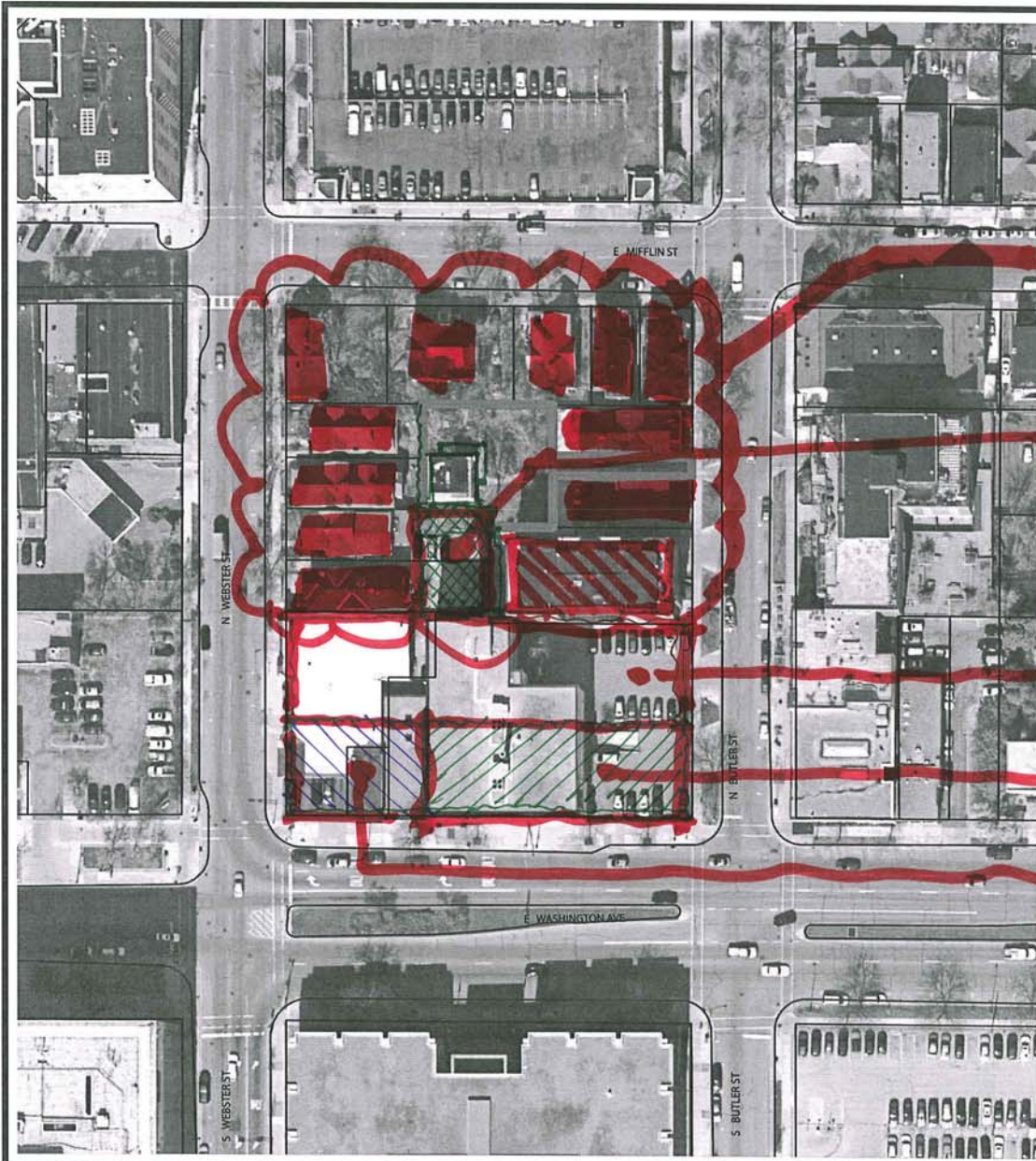


Potential Approaches to Lamp House Block Issues
Issues:

Approaches:
 Please draw or describe your design or policy idea.

- GREEN KEEP SETBACKS
- ORANGE PRESERVE VIEW?
- BROWN PRESERVE HISTORY
- BLACK ENCOURAGE APPROPRIATE CONVERSION DEVELOPMENT

*Please feel free to continue your comments on the back of this sheet, or grab a new one.



Potential Approaches to Lamp House Block Issues
Issues:

RESTORE, PRESERVE EXISTING STRUCTURES

Approaches:
Please draw or describe your design or policy idea.

ACQUIRE THIS LAND FOR VISITOR CENTER. ACCESS THROUGH ADJ. DEVELOPMENT OFF B. W/ST

LIMIT HEIGHT TO 4 STORIES

LIMIT 'BONUS' STORIES TO HERE

LIMIT HEIGHT TO 8 STORIES

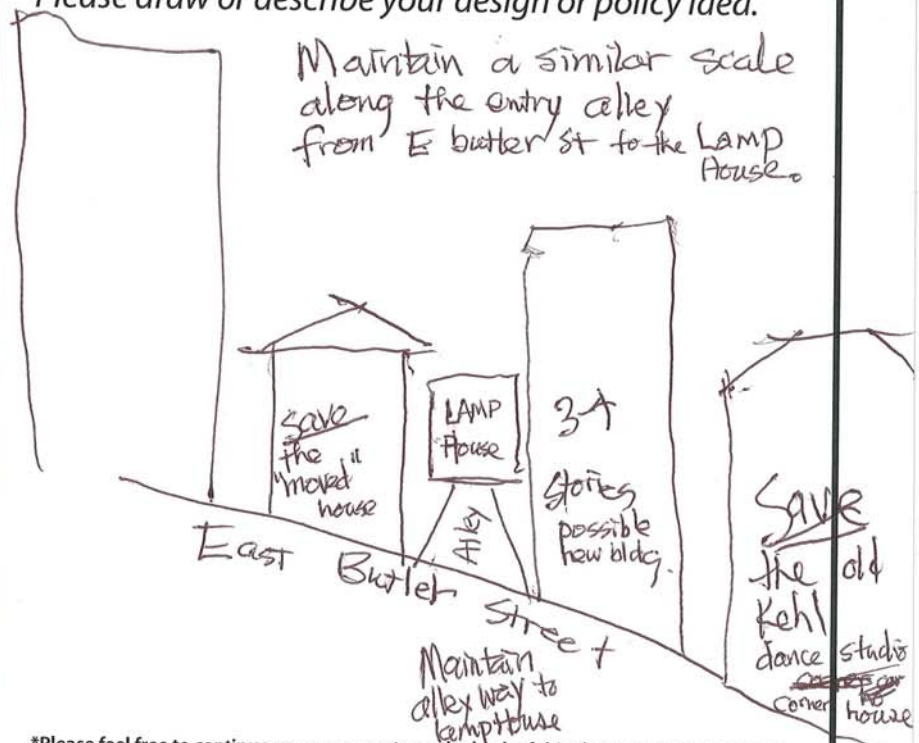
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Potential Approaches to Lamp House Block Issues
Issues:

Approaches:

Please draw or describe your design or policy idea.



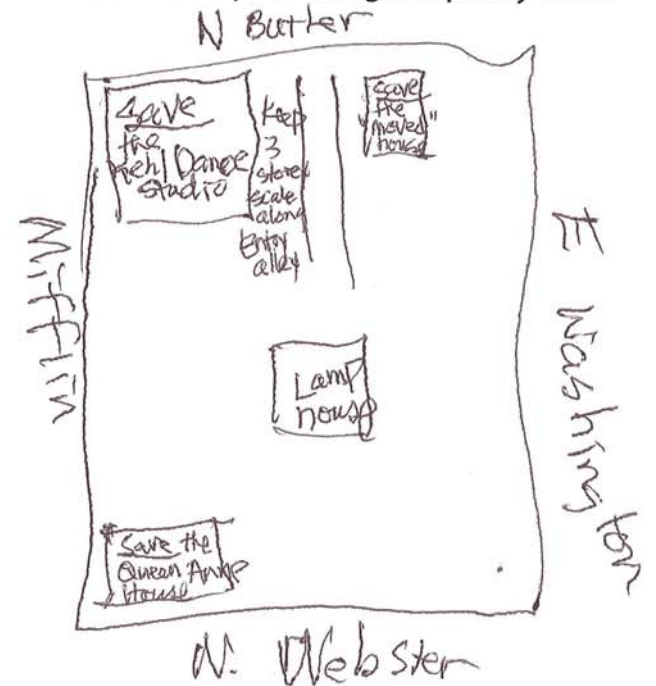
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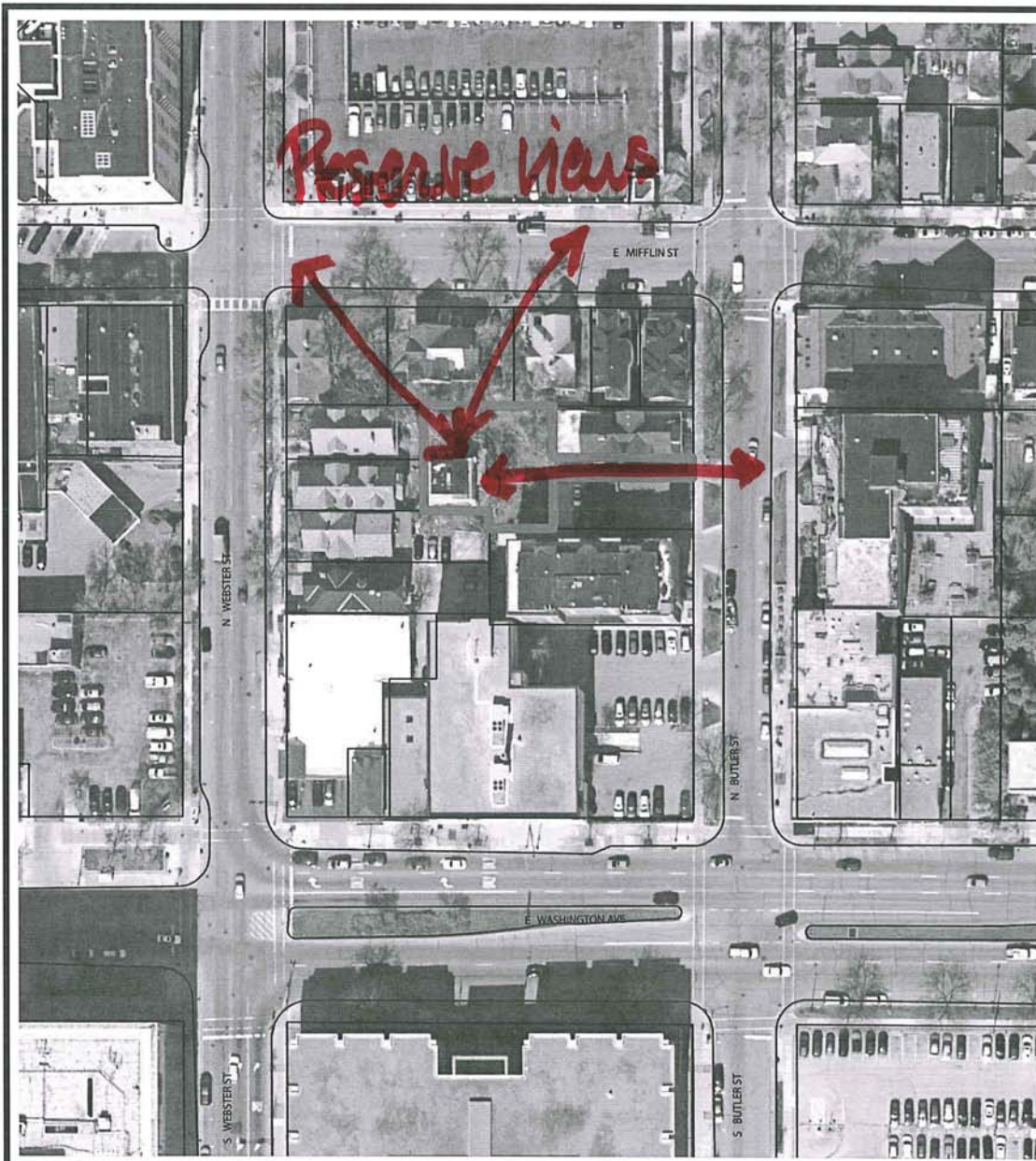
Potential Approaches to Lamp House Block Issues
Issues:

Approaches:

Please draw or describe your design or policy idea.



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Potential Approaches to Lamp House Block Issues

Issues: Preserve historic context & fabric of residential around the Lamp House by keeping existing houses where feasible (replacing with appropriate scale when necessary)

- also preserves affordable housing
- Step back any large buildings from the center of the block
- Set back any new buildings on N Webster to create house space around Lamp House

Approaches:

Please draw or describe your design or policy idea.

- Create nice views from any new development into the center of the block
 - Restore rooftop garden on Lamp House
 - Preserve housing form on street to preserve access & views
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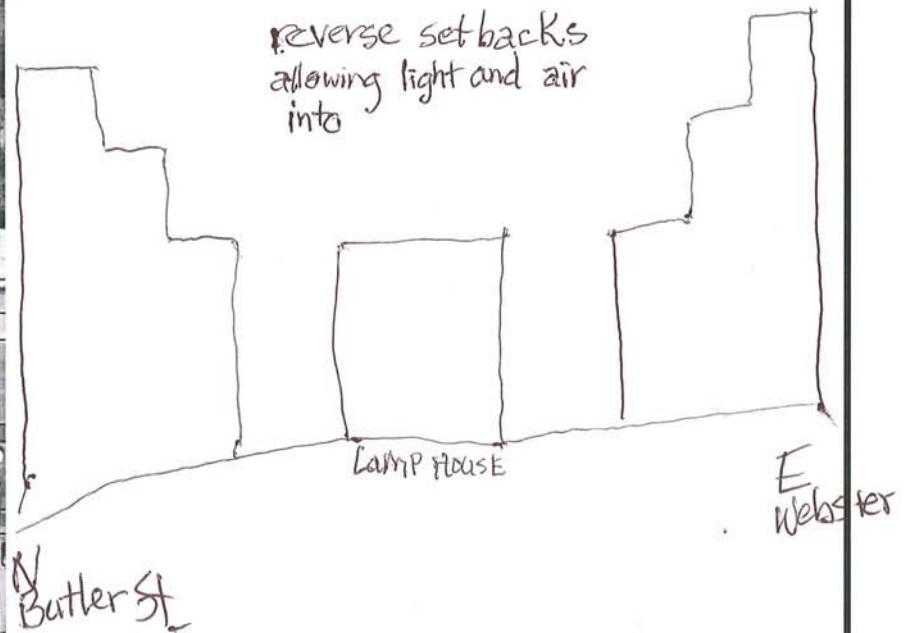
Also -

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Potential Approaches to Lamp House Block Issues
Issues:

Approaches:
Please draw or describe your design or policy idea.



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