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September 13, 2013

Alder Chris Schmidt, President
City of Madison Common Council
210 Martin Luther King Jr. Blvd.
Room 417
Madison, WI 53703

Mr. Ken Opin, Chair
City of Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Suite LL100
Madison, WI 53703

Re: Lamp House Study Committee
Legistar #31386

Dear President Schmidt and Chair Opin:

We represent property owners on the block bounded by East Washington, Webster Street, East Mifflin and Butler Street. These property owners are extremely concerned that the City of Madison may decide after three years of preparing, studying and implementing the City of Madison Downtown Plan, to now take one block and study it further because there are development proposals for that block. We believe that the development proposals are consistent with the land uses outlined in the Plan and that this type of last minute effort to kill development otherwise encouraged by the Downtown Plan speaks badly, not only of City process but is also a signal to the outside world of the difficulties of doing business in the City of Madison. Quite frankly, this proposal underscores that our approval process is unpredictable and designed to frustrate, and not implement, development projects otherwise planned for and desired by the City.

The property owners that we work with have taken great pains to maintain the sight lines and improve the open space around the Lamp House. Pulling this matter out of the Downtown Plan for yet another study is, quite frankly, counterproductive for the effort by the City of Madison to be a predictable and progressive jurisdiction in which to invest.

For those reasons, we strongly urge that the proposal to create the one-block study area and the composition of the committee not be approved by either the City of Madison Plan Commission at its meeting on September 16, 2013 or the Common Council the following evening.

**Plan Commission Agenda Item 6
Common Council Agenda Item 91**

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Please let me know if you have any questions. We will be present on Monday and Tuesday evenings and you can contact me in advance at 695-4946.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP


William F. White

cc: Common Council Members
Plan Commission Members
Honorable Paul Soglin
Katherine Cornwell, Planning Director
Steven Cover, Department of Planning & Community & Economic Development
Tim Parks, Planner, Planning Division
Carole Schaeffer

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