

**Capitol Neighborhoods Inc**  
**Downtown Plan Committee Meetings**

February 18, 2008 5:15pm  
Barriques Coffee House, 127 W. Washington Ave.

*The CNI Downtown Plan Committee has been undertaking a critique of the Downtown Advisory Report's Land Use chapter, zone by zone. In the two prior meetings, 1/21/08 and 2/4/08, the Residential Sections I-III were tackled, as well as Mixed Use section C. In today's meeting, Mixed Use section A, D, E, and F are addressed.*

Present: Bob Holloway, Jonathan Cooper, Ledell Zellers, Michael Bridgeman, Melissa Berger

During the 2/4/08 meeting, the group advocated for Bassett Neighborhood to be specifically involved in the discussion about the Residential District called "I: Lakefront Zone," particularly in regards to proposed building height along the Lake Monona border of the neighborhood. Jonathan Cooper now reports that it does not appear buildings higher than 4 stories fit into the current neighborhood plan. Therefore, the group contests the Downtown Plan's suggestion that "Special exceptions may be made in this zone for buildings to exceed four (4) stories in height." The group holds that four stories should be the upper limit of development in this district.

Mixed Use Districts (Continued)

A. East Campus District

1. Overall, the group agrees with the DAR's description of this zone.
2. The South East Campus Planning Group has a plan for this area and should be consulted for further detail.
3. There is some concern for the most southern corner of Section A, bordered by Frances and Mifflin streets (MMSD building block). The group agrees to take a look at the area for further review.
4. There is also concern for the last blocks of Lake Street, closest to Lake Mendota. The group proposes that heights stay at current levels. There does not appear to be any plans for this to change.

B. State Street District

1. Ledell moves that this should be a historic district.
2. Further discussion is deferred to the next meeting when Fred Mohs is present.

C. High Density Student District

Covered in the last (2/4/08) meeting.

#### D. West Rail District

1. Bob would like to see bus station remain downtown, group agrees.
2. It is suggested that potential redevelopment in this area which is in immediate proximity to residential homes be scaled appropriately (6-stories or less)
3. As a general rule, there should be sensitivity to capitol site lines. Also, average neighborhood building heights should be considered and future development should stay within 2 stories of that average.
4. On the Proudfit corridor development should be sensitive to small scale housing on the western side of the street.

#### E. Langdon/Fraternity-Sorority District

1. Group disagrees with DAR's designation of this area as a Mixed-Use district as opposed to a Residential district. Melissa to ask Bill Fruhling is there is reasoning behind this that the group has not considered.
2. Rather than this district having a blanket rule on building heights, the heights should match those as currently stated in the Downtown Design Zones. Those create a "step-down" effect, with 8-story development allowed in the western side, stepping down to 5 stories as the area approaches Mansion Hill District on the east.

#### F. State Capitol District

1. Group disagrees with the borders of this district. Group thinks that the block abutting the northwest corner of the square should also be included in this district (Grace Church, Hovde Building, Historical Museum, etc).
2. There should be historic land-marking on this corner as well.
3. Also included should be the block bisected by the first block of King Street off the capitol square.
3. Melissa to ask Bill Fruhling why these blocks have been left off.

Meeting adjourned.

#### FOLLOW UP

Here are the questions posed to Bill Fruhling of the Madison Planning Department shortly after the meeting, along with his responses below each question.

1. Clarify inconsistency of units-per acre: pg. 20 Section D calls 25-60 units per acre medium-to-high density. Pg. 18 residency section calls 25-60 units per acre low density standard residential for historic neighborhoods. Is one a mis-print?

*I don't see where this is called low-density of page 18. Regardless, densities of 25-60 units/acre is really considered in the medium-to-high range.*

2. Potential typo/error, page 20 of report, in fourth row to the end of Section C, High Density Student Housing District. "The existing building height limit along W. Mifflin Street..." Shouldn't this be W. Dayton Street?

*Yes, I believe that is a typo.*

3. In Section G, the triangle representing the 100 block of State Street with sides on Fairchild and W. Mifflin, why are there no grey boxes representing buildings? It is solid orange, concerning some residents of the intended purpose for those buildings. Was this just an accidental omission?

Yes.

4. Why is Section E considered a Mixed-Use district? Besides a Lowell Hall, Hillel, the Kollege Klub, and possibly a couple others we're forgetting, this area seems clearly residential. Some members are concerned by its designation as Mixed-Use and wonder if it can/should be considered otherwise. Was there a rationale to declaring it Mixed-Use that maybe we're just not seeing?

*There are a few other non-residential uses in this area, including (off the top of my head) the Campus Inn, (former?) Tagert Market, Samba Brazilian Steak House. This is one of those areas where a somewhat more detailed description of what is envisioned can be found in the Comp. Plan. (p. 2-114). The intent is to have some more small scale neighborhood serving/compatible uses such as 1st floor retail, service, dining, entertainment, and offices, with residential uses on upper floors. Yes, this can be revisited during the Downtown Plan process, but perhaps this is a case where some more specificity needs to be incorporated into the recommendations.*

5. While it makes sense that the Risser Justice Building was cut off from the State Capitol District to join the Gov Center District, we do not see similar reasons for having cut off A) the block on the Northwest corner of the square (Grace Church, Hovde, Historical Museum, and historic storefront buildings on the Square), as well as B) the block on the Southeast corner bisected by the 100 block of King Street. Can you offer insight as to why the Downtown Advisory Report makes this recommendation? I know that we do not have to agree with it, and the group at this point does not. But I thought I'd ask to see if there is some greater purpose we are missing.

*You are not missing any greater purpose. This again is an area where the Comp. Plan differs from the Downtown Advisory Report and includes the entire Square (and some area beyond) in the same "Downtown Core" District. Personally, I feel that it is very important for the Square to hang together as a "district" (especially the 8 blocks that have direct frontage on the Square), although I could see having the triangular blocks at the King/Main/Pinckney intersection being included in some "King Street" District (if such a thing were identified), as I can see the the triangular blocks at the State/Mifflin/Carroll intersection being included in the "State Street" District.*