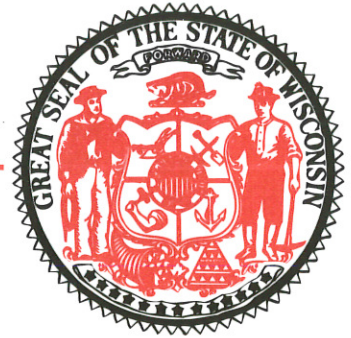


FRED A. RISSER

Wisconsin State Senator



March 5, 2014

Dear Senator Farrow,

Thank you for holding this public hearing on Senate Bill 564, legislation relating to the height limit zone for buildings surrounding the Capitol building.

This legislation will expand the zone surrounding the Capitol building in which no building may be taller than 1,032.8 feet above sea level (the height of the base of the Capitol dome) to a two-mile radius. Most of the expanded area would be over lake water.

Currently, no building within one mile of the Capitol building may exceed the height of the base of the Capitol dome.

The original height limit of one mile was established in 1989 by Wisconsin Act 222 to ensure the view of the Capitol was preserved amidst a city which was being rapidly developed.

Though this one-mile buffer zone has worked well to preserve the integrity of the Capitol among the skyline, in light of recent development plans and a changing vision for the City of Madison, it is in our interest to increase that buffer zone to two miles. Increasing the radius of the height limit would protect the important view of the Capitol building against visual pollution.

The Wisconsin State Capitol building is the heart of the State of Wisconsin and Madison. It is the highlight to the city skyline and is an important symbol of our state. Indeed, as stated in the 1989 law, "the state capitol is the state's most significant public building and one of the most significant architectural features of the state... [this legislation will] provide a proper setting for the center of state government."

This bill has no fiscal effect.

As author of this bi-partisan bill, I appreciate the Committee's consideration of Senate Bill 564 and would be happy to answer any questions you may have.

Most sincerely,

A handwritten signature in black ink, appearing to read 'Fred A. Risser', is written over a circular embossed seal. The seal is partially obscured by the signature and the text below it.

Fred A. Risser
Wisconsin State Senator

FAR:cj

CC: Senator Gudex (Vice-Chair)
Senator Lasee
Senator Kedzie
Senator Wirch
Senator Harris
Senator Shilling

1989 Assembly Bill 435

Date of enactment: **April 12, 1990**

Date of publication*: **April 27, 1990**

1989 WISCONSIN ACT 222

AN ACT *to renumber* 16.94; and *to create* 16.842 of the statutes, **relating to:** state capitol view preservation.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. Legislative findings and purpose. The legislature finds that the state capitol is the state's most significant public building and one of the most significant architectural features of the state. This act is enacted as a matter of statewide concern to preserve, promote and enhance the view of the state capitol and to provide a proper setting for the center of state government.

SECTION 2. 16.842 of the statutes is created to read:
16.842 State capitol view preservation. (1) Except as authorized under this section, no portion of any building or structure located within one mile of the center of

the state capitol building may exceed the elevation of 1,032.8 feet above sea level as established by the U.S. coast and geodetic survey.

(2) This section does not apply to any building or structure erected prior to the effective date of this subsection [revisor inserts date].

(3) The city of Madison may grant exceptions to the application of sub. (1) for flagpoles, communications towers, church spires, elevator penthouses, screened air conditioning equipment or chimneys, subject to approval of any plan commission created under s. 62.23 (1).

SECTION 3. 16.94 of the statutes is renumbered 16.844.

Terrence R. Wall

RECEIVED

BY _____

February 20, 2014

Senator Fred Risser
130 South, State Capitol
P.O. Box 7882
Madison, WI 53707

Dear Senator Risser:

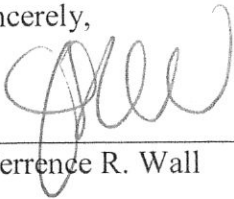
I wanted to drop you a note to let you know that I support your proposal for extending the Capitol building height limitation one mile further from its present termination.

As a developer, I can assure that views of the Capitol are what create tremendous property values throughout Dane County. When one building blocks the view, all the properties, buildings and homes located behind the building blocking the view suffer economic loss.

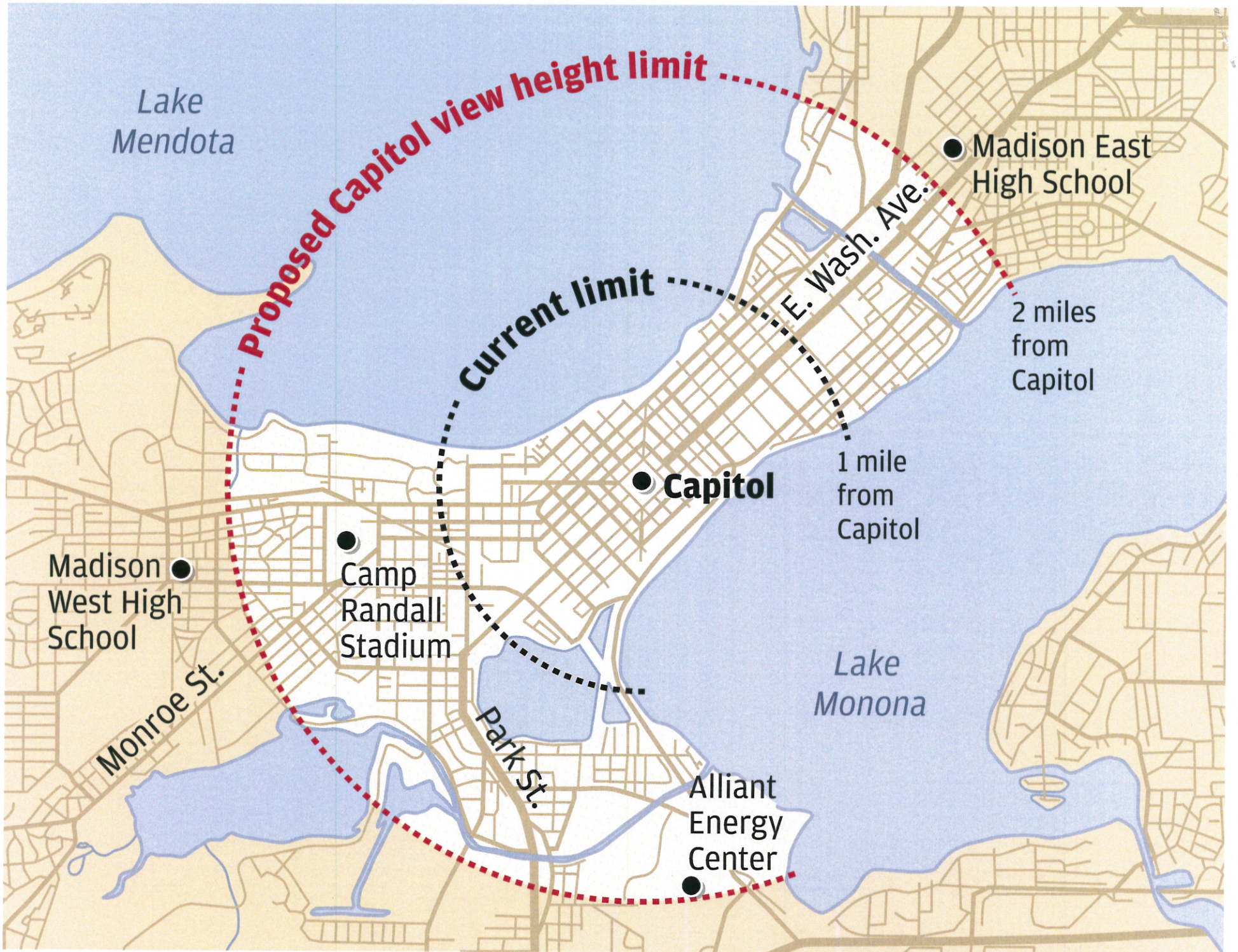
Extending the limit one mile would protect and enhance property values throughout Dane County.

In addition, there's nothing more stunning upon entering the metro area than to see the Capitol dome lit up at night.

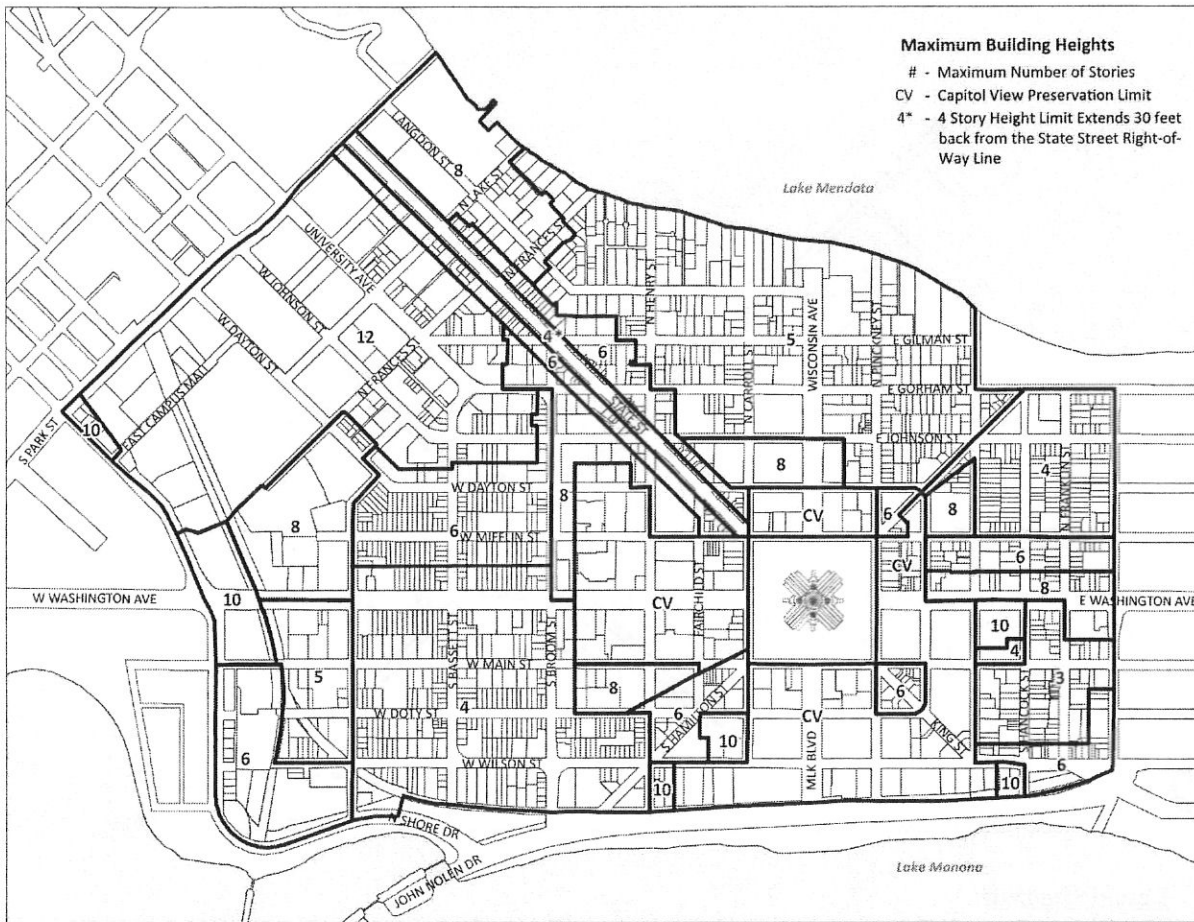
Sincerely,



Terrence R. Wall

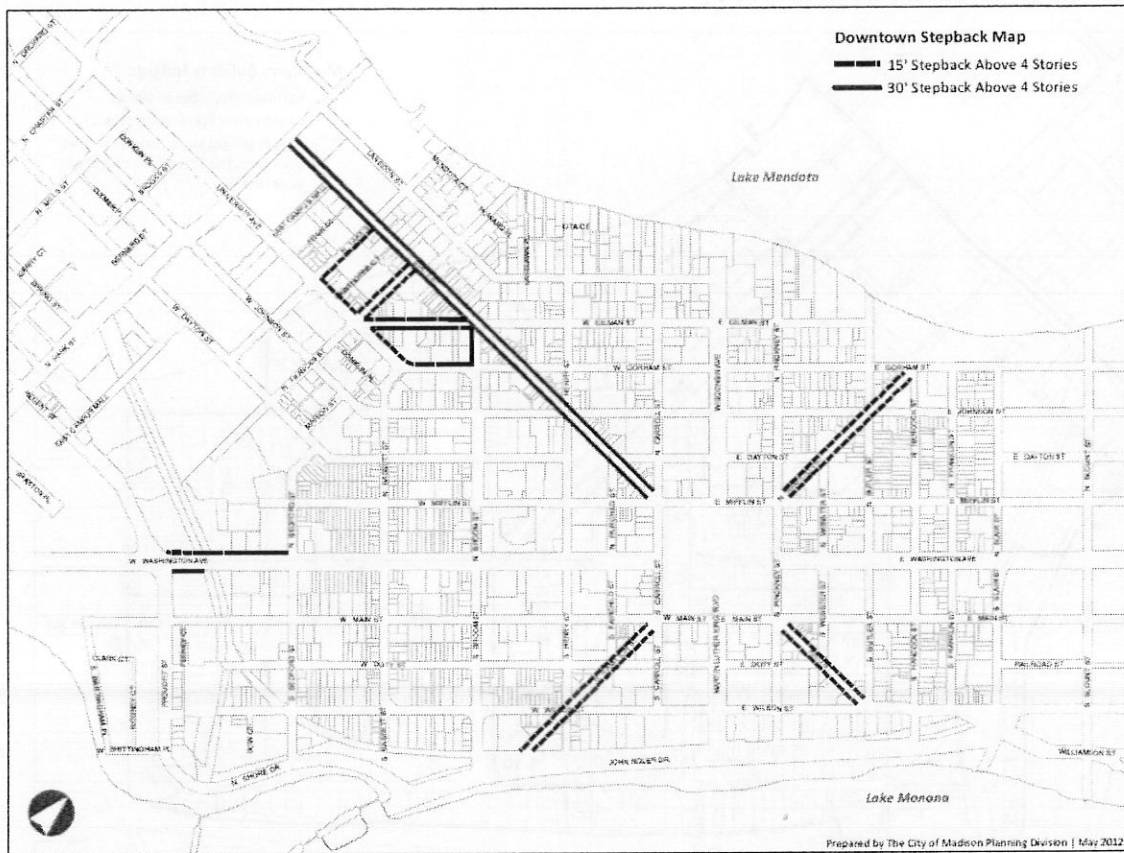


(a) Downtown Height Map.



1. Existing buildings as of January 1, 2013 that are taller than the maximum building heights allowed by Section 28.071(2)(a) Downtown Height Map may be redeveloped at the same height, volume and mass provided the new building is approved under the requirements of Section 28.183 Conditional Uses.
2. Existing zero-lot line buildings as of January 1, 2013 as depicted on the Parcel Analysis Map in the City of Madison Downtown Plan may be redeveloped at up to a maximum of five (5) stories, plus an additional story if stepped back on all sides if approved under the requirements of Section 28.098 Planned Development District.

(c) Downtown Stepback Map.

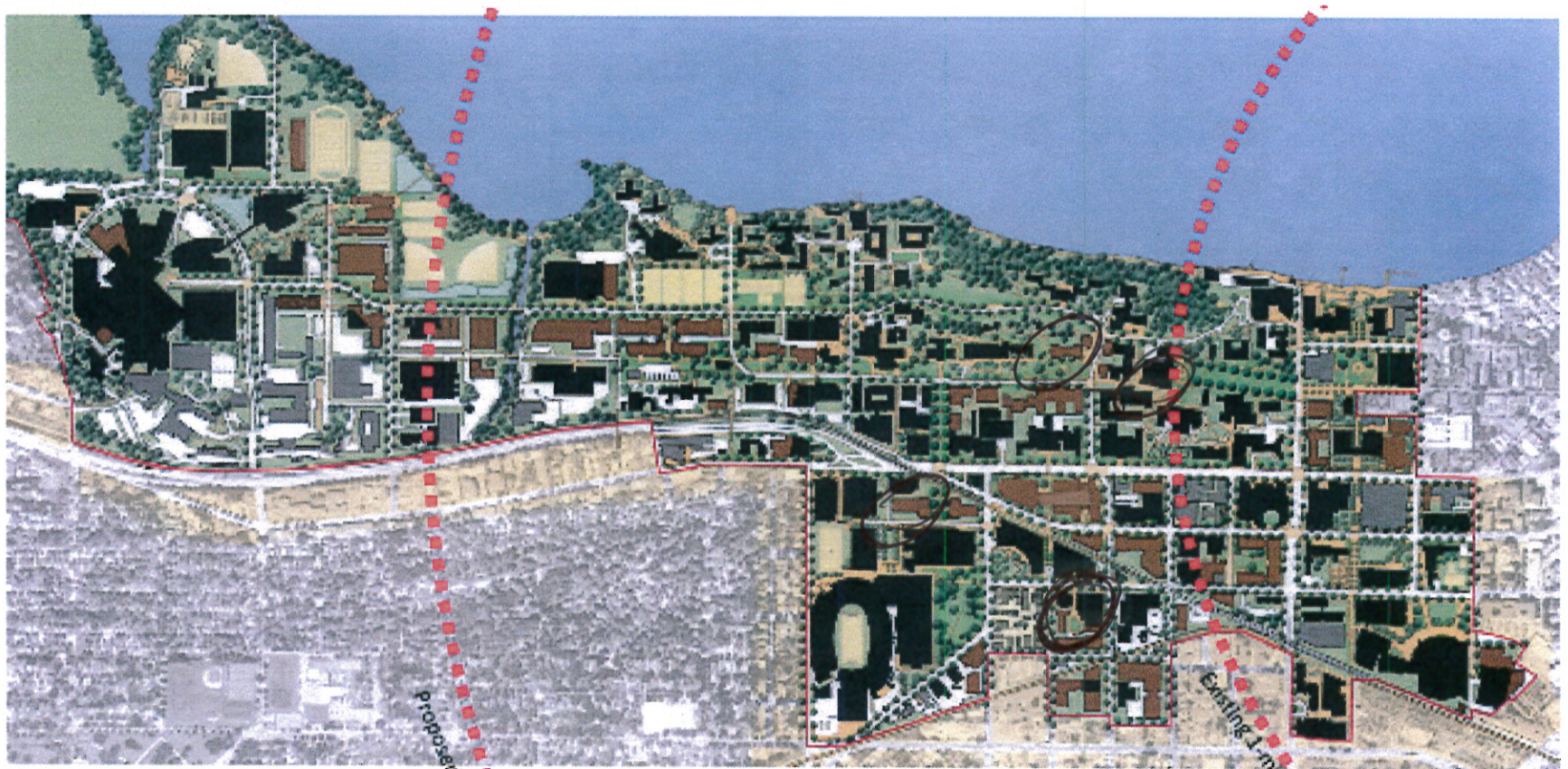


(3) Design Standards.

The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

(a) Parking.

1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.
2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line.
3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.
4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square.



**University of Wisconsin-Madison
2005 Campus Master Plan**

Proposed 2-mile Capitol View Preservation LI

Existing 1-mile Capitol View Preservation Limit