

# MICHAEL BEST

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## BY HAND DELIVERY

July 3, 2013

City of Madison Plan Commission Members  
215 Martin Luther King, Jr. Blvd.  
Room LL-100, Municipal Building  
Madison, WI 53703-3352

Re: Conditional Use Permit for 2620 Monroe Street and  
665 Knickerbocker Street  
Legistar 30334

Dear Friends:

This letter is sent on behalf of Rouse Management, the developer of a mixed use building at 2620 Monroe Street. We believe that this project will greatly enhance the energy and vitality of the street and we ask approval of the conditional use permit at your meeting on Monday, July 8, 2013.

The project consists of 21 apartments and approximately 2,300 square feet of ground floor commercial space. The building height is three stories plus a limited loft level on the 4<sup>th</sup> floor. The building is designed to conform not only to the newly enacted City of Madison Zoning ordinance but to also to implement the Monroe Street Commercial District Plan by providing new commercial space at street level and housing options above.

The property is zoned TSS, Traditional Shopping Street District and properly zoned for this redevelopment. The redevelopment requires a conditional use permit as a result of addressing certain concerns of neighbors in the vicinity. First, the conditional use permit is required because the floor area of 29,090 square feet is greater than 25,000 square feet. This is a direct result of placing the parking at grade level rather than in a basement parking garage and was based on neighborhood concerns that an underground parking structure would require pumping of ground water within the Lake Wingra watershed. Second, the loft level increases the building height to four stories. The loft level was added after the neighborhood requested additional building setbacks on Knickerbocker Street and the building footprint was reduced in size.

## Agenda Item 13


# MICHAEL BEST

& FRIEDRICH LLP

City of Madison Plan Commission  
July 3, 2013  
Page 2

Based on the foregoing, we believe that the project should be approved. We look forward to seeing you on Monday evening. If there are any questions prior to that time, please do not hesitate to contact me at 608-695-4946. Sincerely,

**MICHAEL BEST & FRIEDRICH LLP**



William F. White

cc: Alder Susan A. Ellingson  
Steven R. Cover, Director, Department of Planning & Community & Economic  
Development  
Tim Parks, Senior Planner, Department of Planning & Community & Economic  
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Kevin Firchow, Planner, Department of Planning & Community & Economic  
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Fred R. Rouse, Rouse Management  
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