

MICHAEL BEST

& FRIEDRICH LLP

Michael Best & Friedrich LLP

Attorneys at Law

One South Pinckney Street

Suite 700

Madison, WI 53703

P.O. Box 1806

Madison, WI 53701-1806

Phone 608.257.3501

Fax 608.283.2275

William F. White

Direct 608.283.2246

Email wfwhite@michaelbest.com

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 4th 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.

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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 Development
Kevin Firchow, Planner, Department of Planning & Community & Economic Development
Fred R. Rouse, Rouse Management
J. Randy Bruce, Knothe & Bruce Architects.

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