

Parks, Timothy

From: Cornwell, Katherine
Sent: Monday, February 10, 2014 3:00 PM
To: Cover, Steven; Parks, Timothy
Subject: FW: Lamp House Study Report

FYI...

From: White, William F (22246) [mailto:WFWhite@michaelbest.com]
Sent: Monday, February 10, 2014 1:32 PM
To: Berger, Melissa M.; Cantrell, Bradley A.; Eric W. Sundquist; Finnemore, John L.; Hamilton-Nisbet, Tonya L.; Heifetz, Michael; King, Steve; Maurice C. Sheppard; Opin, Ken; Resnick, Scott; Rewey, Michael W.; Zellers, Ledell
Cc: fred@rousemgmt.com; Joanna Rouse (joanna@rousemgmt.com); Karen Rouse (karen@rousemgmt.com); Randy Bruce (rbruce@knothebruce.com); Cornwell, Katherine; Cnare, Rebecca; Jessica Thompson; Scanlon, Amy
Subject: Lamp House Study Report

Friends- the Report of the Lamp House Study Committee will be considered first this evening. We are working with Fred Rouse and Randy Bruce on ensuring that the report of the Committee accurately indicates the parameters of development, especially as they would impact the redevelopment of Webster St.. While generally acceptable, Randy Bruce has the following suggested changes to the Report's conclusion. We will be there this evening and look forward to amending and completing the Study Report in a manner that allows both the preservation of the Lamp House as well as the implementation of the City's Downtown Plan and Zoning Ordinance. Please call with any questions. Bill White

MICHAEL BEST

& FRIEDRICH LLP

William F. White
Attorney at Law

Direct: (608) 283-2246
Cell: (608) 695-4946
wfwhite@michaelbest.com

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

michaelbest.com/wfwhite

michaelbest.com

Bill,

There are a few items that should get clarified/modified in the Ad hoc Committee report relative to the Rouse proposal:

1. There is a recommendation that the existing structures on the site set the appropriate front and rear yard setbacks. The front yard setback does not negatively impact the maintenance of "outdoor room" for the Lamp House and I do not see any other supporting arguments for it. In fact by enforcing that front yard setback, development is pushed back and up which does negatively impact the "outdoor room". A minimal front yard allows for development while preserving the rear yard. Across Webster there is a zero FY setback.
2. There is a recommendation and supporting illustrations that show a break in the buildings along Webster. Early in the report the view into the Lamp House from Webster is deemed minimal and suggests the break in the buildings for sunlight into the Lamp House site. The recommendation on page 19 calls for a view to be maintained from Webster St. which is not supported by the earlier portions of the report.
3. Will the creation of a historic district on Bosben's property impose restrictions on Rouse because of the adjacency?
4. Although a 6 story height is suggested as appropriate, the building height is limited by the recommendation that significant sunlight to the roof of the Lamp House be maintained. We are studying this further to determine if height limits are being placed. Note also that the East Washington parcels must provide solar studies to substantiate building heights over 4 stories.
5. A residential character, scale and massing is recommended for the site based on the historical residential context. I think we should expand that language to to incorporate both historical and contemporary context. That only makes sense.

J. Randolph Bruce, AIA | Managing Member | Knothe & Bruce Architects, LLC | Ph: 608.836.3690
7601 University Avenue, Middleton, WI 53562 | rbruce@knothebruce.com

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