

# MICHAEL BEST

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January 8, 2009

Nan E. Fey, Chair  
City of Madison Plan Commission  
c/o City of Madison Department of Planning & Development  
Room LL-100  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53709

Re: Acacia Fraternity House Development  
201/229 W. Lakelawn Place

Dear Chair Fey:

We represent the Alexander Company which is the architect and agent for the Acacia Foundation of Wisconsin, Inc. regarding the above-referenced redevelopment. This matter will come before the Plan Commission on Monday evening, January 12, 2009, seeking approval of a Planned Unit Development and General Development Plan/Specific Implementation Plan. We ask for approval at that time.

The proposed development is in two phases. First is the renovation of the existing Acacia House on Langdon Street. As a result of the renovation, there will be 9 bedrooms allocated to the fraternity house and 7 rental apartment units used to support the missions of the Acacia House. The second phase of the development implements the City's backlot redevelopment goals on Lakelawn Place. This new building will consist of 16 units and 53 bedrooms. There will be no automobile parking, but will have parking for 89 bicycles and mopeds, although UDC has recommended removal of 11 of those stalls which front on Langdon Street.

The project is located within Downtown Design District 4 and is one of the first buildings to come through this process. Consequently, it has received intensive scrutiny and review from both Landmarks Commission and the Urban Design Commission. While the Landmarks Commission initially voted unfavorably on the project, substantial changes made to the exterior building materials as well as the functionality of the building resulted in the Urban Design Commission granting initial approval on January 7, 2009. Based on the substantial changes to the building, Alder Brenda Konkell, who is not only the Alder in whose district this project is located, but also the Aldermanic representative to the Landmarks Commission, recommended that it not be referred back to Landmarks Commission for further review.

The new building will replace a backyard parking lot. It has been the longstanding City policy to replace, in an incremental fashion, all backyard parking lots which are not accessory to a principal structure. Consequently, this project not only fulfills the City's long-term goals of

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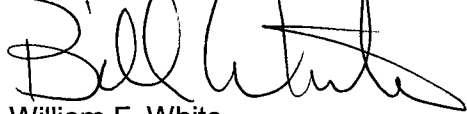
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eliminating backyard parking, also increases the density and urban feel for an area which has been designated by the City through its Downtown Design District 4.

We will be present on Monday evening and available to discuss this matter over the weekend. If there any questions, please do not hesitate to contact me at 695-4946 or Dave Kaul, the architect, on the project at (414) 651-1593. We look forward to seeing you on Monday evening.

Sincerely,

**MICHAEL BEST & FRIEDRICH LLP**



William F. White

WFW:cmm

cc: City of Madison Plan Commissioners  
Alder Brenda Konkel  
Jessica Pavlic, State/Langdon Neighborhood Association  
Heather Stouder  
Alan Martin  
Peter Ostlind

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