

From: Jonathan Cooper
To: Stouder, Heather; Tucker, Matthew; Verveer, Michael;
cc: John Koffel;
Subject: Rezoning request for 633 West Main and 624 West Doty
Date: Wednesday, April 15, 2015 4:15:32 PM

Heather Stouder, Matt Tucker, Alder Michael Verveer,

Delta Properties is interested in having the properties at 633 West Main and 624 West Doty rezoned from their current DR2 zoning to UMX. In addition, Delta would like to combine these two parcels.

Representatives from Delta met with the Bassett neighborhood last month to outline their concerns with the current zoning and explain their interest in having these properties rezoned. While there was not complete consensus among the Bassett residents in attendance that these properties should be rezoned at this time, I would say that a clear majority of Bassett residents in attendance and particularly those who are residents of the adjacent 4th Ward Lofts supported this proposal and expressed no major objections to these properties being rezoned UMX.

I understand that city staff has determined that the current zoning for 633 West Main is the result of a mapping error and that rezoning this property to UMX is appropriate. Though the history of the zoning for 624 West Doty seems to be a bit more complicated, I think a good case can be made for rezoning this property to UMX, also. The 1999 Planning Unit report accompanying the demolition permit and conditional use for 624 did tie that property to the 633 property in what was then an M1 Limited Manufacturing District. Although that conditional use permit has long since expired, I think the logic behind the 1999 decision is still sound. Usage of the 624 West Doty property is still tied closely to the office and parking usage of 633 West Main. Further, with a 33 foot frontage, a more independent use of the property at 624 is probably simply impractical. I live in a 116 year old house on a lot with a 33 foot frontage and I cannot see how any residential use of such a lot could be easily replicated today.

The Bassett District typically does not take a formal vote on matters such as this but I would again say that the general consensus of those Bassett residents who have expressed an opinion is in support of Delta Properties' request to combine and rezone these parcels and, further, I personally would concur with that sentiment.

Best,
Jonathan Cooper
Bassett District Chair for Capitol Neighborhoods, Inc.

cc: John Koffel, Delta Properties

March 5, 2015

Mike

I would like to put in my "two cents" on the request from Delta Properties for the merger of two properties and the mixed use zoning. I SUPPORT this request and urge you to support this request.

I own a condo in the 4th Ward Lofts and feel strongly that Delta Properties is a great neighbor and will continue to be an asset.

Paul Brandl

 West Main St.

March 9, 2015

Mike,

Just a quick note: I've heard that the Nature Conservancy property that is owned by Delta Properties has been rezoned to residential. I don't know the details, but I just wanted to register that if this is the case it's a bit absurd.

I hope that the city doesn't mean to enforce this in any way. Please contact me if you have any questions.

Thanks,

Brad

Brad Werntz

West Main Unit

Madison, WI 53703

March 8, 2015

Mike and Jeff:

John Koffel and Bruce Wunnicke have informed me that due to some glitch, the Nature Conservancy (Delta Properties) property at 633 Main Doty Street has been wrongly designated as a surface parking lot and is designated to be redeveloped as residential property. I'm not clear on how this occurred or why it isn't being swiftly remedied, so I am writing both of you to do what's in your power to swiftly rectify this error. As you both well know, Koffel and Wunnicke have been active forces and catalysts in the positive development of the Bassett neighborhood. They have served the neighborhood's interests well and are highly deserving of the relief they are seeking.

I live at the 4th Ward Lofts at 615 W. Main St., where I have owned a condo since 2006. From 2000 to 2007, I rented Suite 201 at 634 W. Main St. from Delta Properties, for my law office. Most of the time that I was in law school, I lived at 201 S. Bassett St., so I feel that I have a pretty good perspective on this neighborhood. Over the years, I have also lived in the Williamson-Marquette and Regent neighborhoods. Formerly, I was on the board of the Regent Neighborhood Association and co-chaired its zoning committee. As a resident or as a board member, I do not recall a single issue that more obviously should be remedied than this one.

Thank you for your attention to this matter.

Respectfully,

Robert F. Nagel, Attorney
Law Offices of Robert Nagel
Thirty on the Square, 10th Floor
30 W. Mifflin St., Suite 1001
Madison, WI 53703

608-255-1501

March 9, 2015

Hi Mike-

Jack and I are very much in support of the rezoning of the Delta's property from residential to office. Given how well John and Bruce's properties do in serving the needs of small to mid-sized companies (Urban Assets started in one of their buildings), it makes sense to create additional space for them to continue to do good work for Madison.

I hope that planning staff will be supportive this time around.

Thanks!

Melissa Huggins and Jack Opel

██████ W. Main St., ██████
Madison, WI 53703

April 8, 2015

Jonathan Cooper, Bassett Neighborhood Chair
natelyp@gmail.com

Alder Mike Verveer
District4@cityofmadison.com

Jeff Vercauteren, President, Capitol Neighborhoods
jvercau@gmail.com

Re: Urban Mixed Use Zoning (UMX) for 633 West Main and 624 West Doty

Gentlemen:

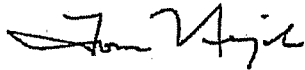
I live at Nolen Shore, in the 4th aldermanic district. I am writing in support of the Delta Properties application for UMX zoning at 633 West Main and 624 West Doty Street. The property at 633 West Main has been in commercial use for many years.

This part of the Bassett Neighborhood has seen increased office and residential development over the past 20 years. There have been very good examples of both office space and multi-family residential projects in this vicinity in recent years, and they coexist nicely.

The combined site would be very appropriate for office development to house new software firms, non-profit organizations or other office users. To have a good quality office development at this location would strengthen neighboring residential developments.

This is an excellent site within a neighborhood that is quickly running out of under-improved parcels. I support Delta's application for a CSM lot combination with an office land use under Urban Mixed Use zoning.

Sincerely,



Tom Neujahr

March 4, 2015

Good afternoon Alder Verveer and Mr. Vercauteren:

I am writing in support of the request by Delta Properties for CSM lot merger of parcels 633/624 at 633 West Main and 624 West Doty and to rezone those properties as commercial UMX zoning. I live at 160 proudfit, about 1 block away from the properties. I also work about 1 block away in a building owned and operated by Delta at 612 W. Main Street.

I have lived in this neighborhood for over 7 years and I have seen the expansive growth in residential living opportunities. I am excited about the people this has brought to our neighborhood. But it is also important to me that this not become just another place to rent an apartment. I like the mixed character of the neighborhood and know neighbors who feel the same. That makes this area a great place to live AND work. It is why I've stayed in this neighborhood. It would be a shame for the neighborhood to become uniformly residential.

And Delta has done a wonderful job maintaining the historic character of the buildings it operates. It's a great compliment to the apartments and houses in the area. And the office space they provide make the neighborhood more vibrant by keeping people in the area to shop, eat at restaurants, and enjoy happy hour at the other businesses nearby during the day when many other neighborhood residents go off to their jobs in the outlying areas.

Thank you for your consideration of this request. I hope that you'll grant Delta's request.

Regards,

Sarah Williams

Midwest Environmental Advocates

Staff Attorney

612 W. Main Street, Suite 302

Madison, WI 53703

Phone: (608)251-5047 ext 5

8-10

March 27, 2015

Dear Alder Verveer and Neighborhood President Vercauteren,

I am writing to express my support for commercial zoning of lot 633/624 on West Main Street. I am a resident of 641 W. Main Street and also work at 612 W. Main Street (my employer is Community Shares of Wisconsin). I believe that this parcel of land should be rezoned back to a commercial property. The property currently housed at 633/624 is a commercial property. The Nature Conservancy is a nonprofit that employs many people all engaged with protecting our environment. Delta properties is landlord/owner for this building as well as 612 W. Main where I work at Community Share of Wisconsin (also a nonprofit organization). Delta has done a great job of maintaining and restoring old properties in the neighborhood and bringing on nonprofit groups and start-up/technology organizations to their buildings--all great assets to the neighborhood and Madison community. They are conscientious landlords and I believe they truly care for the neighborhood and Madison. I think Delta deserves support from the neighborhood; further, I am also concerned by the number of large, high-income residential buildings that have recently been added to the 500 and 600 blocks of West Main and Wilson St. To me, the neighborhood thrives when there is a variety of residential properties (low-, middle-, and high- income), diverse neighborhoods, as well as commercial and retail properties. A huge part of having a healthy, sustainable neighborhood also means having good employment opportunities for residents of the neighborhood, which means maintaining space for high-quality commercial properties, like the ones Delta owns.

Thank you for your time and consideration. I am unsure if I will be able to attend the neighborhood meeting tomorrow, so please let me know if you have any follow-up questions. I am happy to be of assistance.

Sincerely,
Emily Winecke
[REDACTED] W. Main St. # [REDACTED]
Madison, WI 53703
[REDACTED]

March 6, 2015

Alder Verveer
District4@cityofmadison.com

Jeff Veracauteren
The Bassett Neighborhood Association
j1verca@gmail.com

Alder Verveer and Mr. Vercauteren:

I've been a resident of Madison, WI for many years now, presently living at ~~1234~~ East Mifflin, and will be voting in Madison's 4th aldermanic district. I am familiar with the Kroger and Sunkist office buildings developed by Delta Properties, having worked in the Sunkist building at an Internet security firm that located there in the early 2000's.

Today, I'm a partner in the local tech firm 5NINES, and have been a principal in the firm since 2006. Suffice it to say, I have a keen interest in the balance of residential and commercial development in the city – one of the most attractive aspects for folks working at our company is that our employees are able to walk or bike from nearby neighborhoods, avoiding cars entirely, some even choosing to not own one. I've been fortunate in that I've not owned a vehicle since 2008; key to that, however, is the right mix of business and residential space, throughout the city area.

I have reviewed the CSM application for a lot combination joining 633 West Main St and 624 West Doty. These parcels serve the Nature Conservancy as well as the parking needs of the Kroger building. I support this combination of land parcels that has long been in common ownership.

I also support a UMX zoning classification for this new parcel. These lands have always been in commercial use and given the many new housing starts in the Tobacco Warehouse district it does not make sense to reduce the limited space available for office use – especially lower cost offices that appeal to start-up, early-stage, and non-profit companies, whom all benefit from the lower occupancy and parking costs. In my view, every bit of downtown commercial space lost to zoning changes or other land use impositions chips away at the potentials for fresh, creative, and awesome groups of inspired people to enjoy the awesome low-stress combination of co-located residential and commercial spaces that many Madison residents have enjoyed over the years.

To that end, I urge you to support the Land Use Applications by Delta properties for lot combination, UMX zoning, and accessory parking to 634 West Main Street.

Best,



Anton Kapela
VP, 5NINES, LLC.

March 9, 2015

Mr. Vercauteren, Bassett Neighborhood

I live in a condo at [REDACTED] West Doty Street and I work near the Delta Warehouses including 633 West Main. I have seen Delta's application for a lot combination with 624 West Doty, new UMX zoning, and permission for Kroger building people to park on the 633 West Main lot.

I think their request is reasonable given that the 633 West Main building was zoned commercial for more than 40 years before the 2013 rezoning which somehow made this property a residential lot.

There have been hundreds of apartments and condos built in this area and I can't see taking away an existing office building for the sake of even more apartments. Does the Downtown Plan really say that we should get rid of renovated office buildings in order to build more and more apartments? I doubt it.

The Nature Conservancy does have more parking than they need so it makes sense for the Kroger people to be able to park across the street. I hope you will approve Delta's requests. I think this will help the neighborhood.

Thank you,



Elizabeth Monson

March 23, 2015

TO: Alder Verveer

CC: Capitol Neighborhoods
Bassett Neighborhoods
Delta Properties

I support Delta Properties' application, regarding the parcels at 633 West Main and 624 West Doty, for commercial mixed use (UMX) with conditional use parking.

I value our neighborhood because of its dynamic mix of residential and commercial assets. Delta Properties is one of those assets. It has enhanced our neighborhood by renovating older structures into contemporary commercial spaces, rather than tearing them down. I have enjoyed Delta's art exhibits and have utilized conference space for non-profit meetings.

Delta Properties' application is reasonable and consistent with strengthening residential/commercial relationships in our neighborhood.

Regards,

Matt Peterson

██████ W. Washington Avenue, ██████

March 6, 2015

Hello,

Regarding the 633/634 Zoning issue, I'd like to state that I am a neighborhood resident, a Kroger building employee, and that I support the logic of commercial (UMX) zoning for the 633/624 lot combination.

Thank you,

Ruby Valadez

Microsoft Corporation
One Microsoft Way
Redmond, WA 98052-6399

Tel 425 882 8080
Fax 425 936 7329
<http://www.microsoft.com/>



March 5, 2015

Alder Michael Verveer
District 4, City of Madison
district4@cityofmadison.com

Jeff Vercauteren
Bassett Neighborhood President
j1verca@gmail.com

Re: 633 West Main Street Lot Combination and UMX Zoning Amendment Proposal

Dear Alder Verveer and President Vercauteren:

Microsoft opened the Jim Gray Systems Lab as collaboration with the University of Wisconsin Computer Sciences Department in 2008. Our lab occupies the fourth floor of the Kroger building at 634 West Main Street. Microsoft's work here mixes UW-Madison graduate students with full-time Microsoft staff working together on the SQL Server product group. This is mission critical software used world-wide to manage the large-scale databases.

Our decision to locate in the Kroger building hinged on its proximity to the University, its historical character, and it's electrical/fiber infrastructure. We are delighted to be here, but we are puzzled as to why the citywide rezoning of 2013 relegated our shared parking at 633 West Main Street to a non-conforming use and a future residential site? Although many of us who work here walk or bike to and from campus, autos and related parking are also an essential transit option for us. Our ability to park at this facility was in fact part of our overall decision to locate our lab in the Kroger building. Furthermore, at some point in the future we might grow to the point where we will need Delta to erect a new building on the 633 W. Main Street-site.

I support Delta Properties' land use application before the neighborhood, the Plan Commission and the City Council. I note that there have been more than 450 new housing units built in the immediate neighborhood over the last two decades, but the Delta warehouses are the only for-lease offices constructed in the district's historic buildings. We believe that it is essential to support both housing and employment options within the neighborhood. If we do not support mixed use, Madison will simply become a suburb of new office complexes on the outskirts of town.

Microsoft Corporation is an equal opportunity employer.

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Microsoft

The principles of mixed use and a sustainable environment are fully outlined in Madison's Downtown Plan. We support Delta's request to recover its commercial UMX zoning at 633 West Main Street, and we would very much like to maintain our shared parking with 633 West Main under an accessory agreement sanctioned by the Plan Commission and the City Council.

Sincerely,



David J. DeWitt
Technical Fellow, Microsoft Jim Gray System Lab
John P. Morgridge Professor of Computer Sciences, Emeritus



The Nature Conservancy in Wisconsin
633 West Main Street
Madison, Wisconsin 53703

tel 608/251-8140
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nature.org/wisconsin

March 5, 2015

Alder Michael Verveer
District 4, City of Madison

Via Email district4@cityofmadison.com

Jeff Vercauteren
Bassett Neighborhood President

Via Email jlverca@gmail.com

Re: 633 West Main Street Lot Combination and Zoning Amendment Proposal

Dear Alder Verveer and President Vercauteren:

The Nature Conservancy moved to our current location (633 West Main Street) in the west rail corridor in September 1995. When we first moved to what is now known as the Tobacco Warehouse district, our decision was a bit of a pioneering move but even today, the design of this renovated warehouse continues to suit our work well.

Flash forward two decades and we have been joined by 453 new residences - apartments condominiums within the Tobacco Warehouse district. Findorff and the National Conference of Bar Examiners built substantial new owner occupied buildings and Delta Properties has completed the office renovation of both the Kroger and the Sunkist buildings, all leased to a variety of environmental groups and tech companies. Our immediate neighborhood, like much of downtown Madison, has truly come a long way in the past two decades.

I am writing to support Delta Properties' land use application before you and the Madison Plan Commission. It is logical to combine the two original plat lots which serve our purposes with office and parking. We also believe that a balanced mix of neighborhood uses (housing alongside offices), diversity, and sustainability are the correct baseline criteria for good planning. We find this to be true whether one is a steward for the natural or the built environment.

The principles of mixed use and a sustainable environment are well outlined in Madison's Downtown Plan and we believe they are sound. As a neighborhood participant, we support your consideration of Delta's request to maintain a shared urban parking agreement under a conditional use permit for accessory parking between 633 and 634 West Main Street.

Thank you for your consideration,

Mary Jean Huston
State Director



March 9, 2015

Alder Michael Verveer
District 4, City of Madison
District4@cityofmadison.com

Mr. Jeff Vercauteren
Bassett Neighborhood President
jverca@gmail.com

Re: 633 West Main Street Lot Combination and UMX Zoning Amendment Proposal

Dear Alder Verveer and President Vercauteren,

Clean Wisconsin is a 45-year old environmental organization with a staff of 20 employees that occupies a suite on the third floor of the Kroger building at 634 West Main Street.

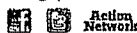
We moved into this Delta Properties-owned building on West Main Street for many reasons. We moved, in part, because Delta Properties made it affordable for our nonprofit organization to rent their space. We needed new affordable office space to accommodate our growing staff, but we only wanted to rent from a landlord with high ethical, community and environmental standards; and in an environmentally-responsible building. To that end, we could not be happier! The high standards of Delta Properties are on display in this beautifully restored and energy-efficient historic building, and apparent in the owners' commitment to maintaining the property and ensuring the building tenants remain long-term renters.

Our staff and board are proud to work in the Kroger Building; and we often host meetings here for our colleague organizations because it is so comfortable and accessible. Our staff bike to work and take public transportation as much as possible, but we also need the parking for our daily needs and for our many visitors, too. Therefore, we were surprised to learn that the parking lot we use has been rezoned for a future residential site. This parking lot is important to make the businesses and organizations that rent on W Main Street function effectively.

Furthermore, as Clean Wisconsin is at capacity in our office space, we hope there will be more space available should our organization need to rent a larger suite. Clean Wisconsin is concerned that the recent zoning changes make more office space, especially from our current landlords, more difficult to happen. We think the community and business ethic of Delta Properties is something the city should



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foster; our landlords are the exact type of property owners and managers who will benefit the fast-changing Tobacco Lofts neighborhood and the city of Madison.

I support Delta Properties' request to recover its commercial UMX zoning at 633 W Main under an accessory agreement sanctioned by the Plan Commission and the City Council.

Thank you for your time,

Best,



Mark Redsten
President & CEO
Clean Wisconsin