



City of Madison

Proposed Rezoning, Conditional Use and Certified Survey Map

Location
633 West Main St & 624 West Doty St

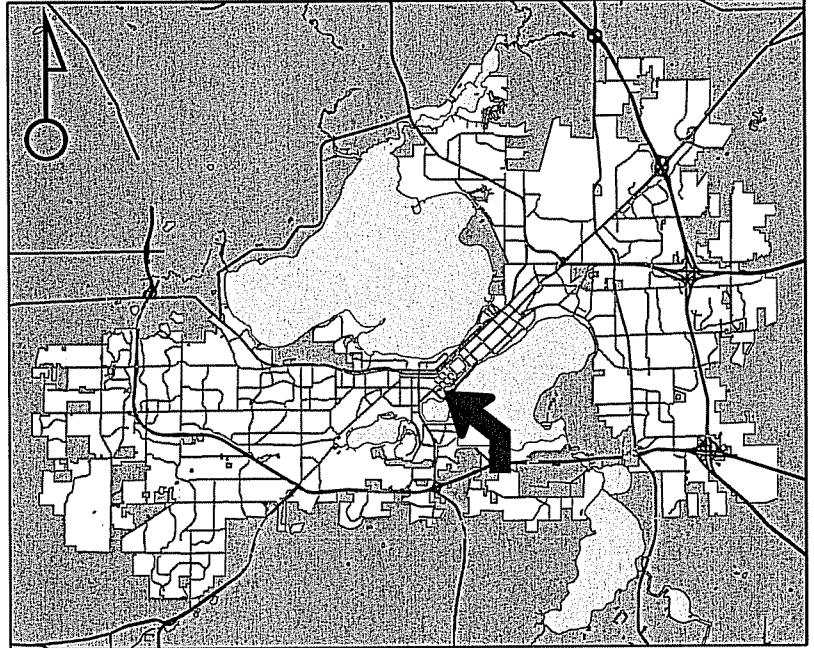
Applicant
John Koffel – Delta Properties

From: DR-2 To: UMX

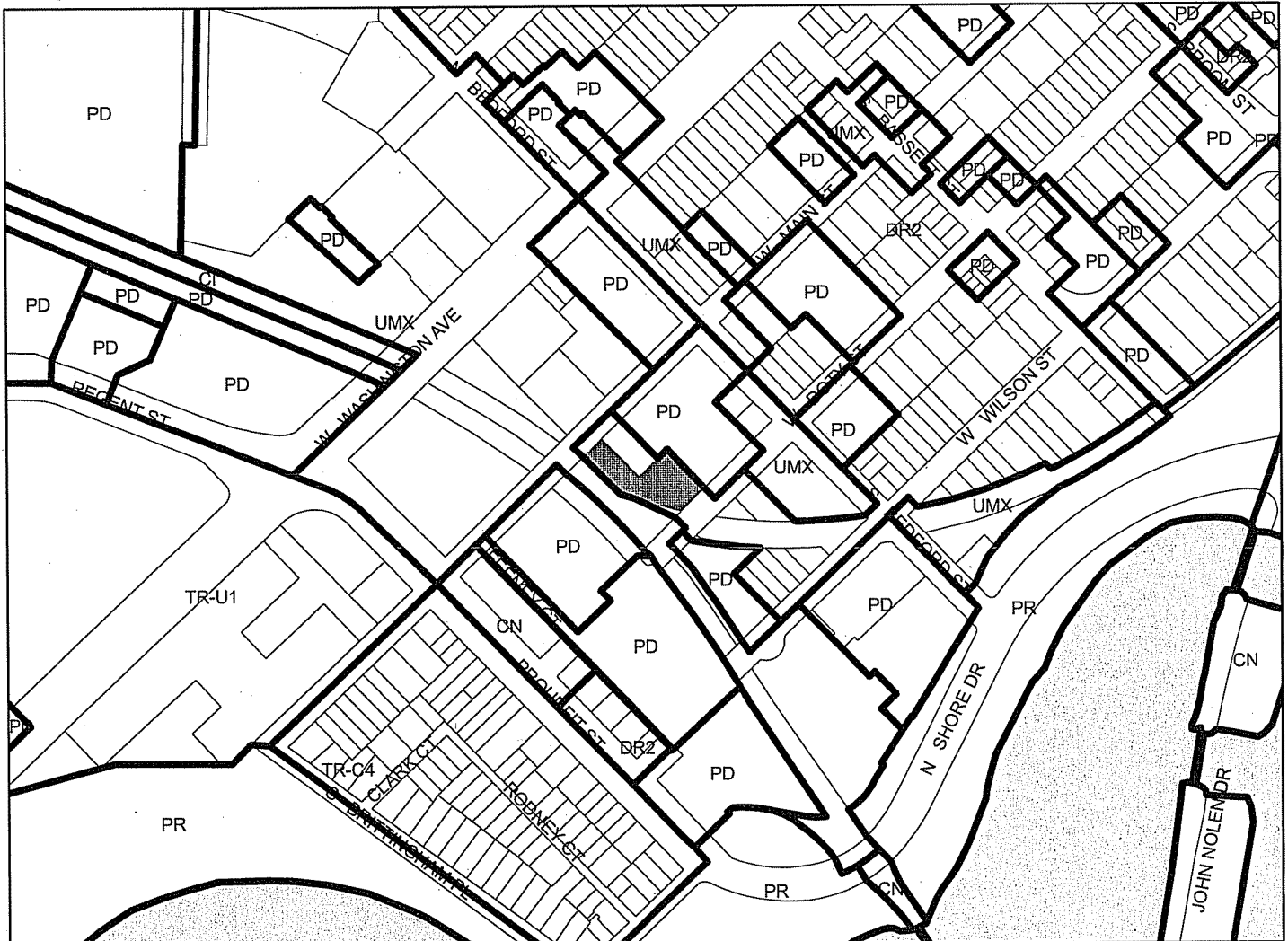
Existing Use
Office building and parking lot

Proposed Use
Rezone existing office building and surface parking lot to conforming district, re-approve accessory parking facility, and combine parcels into 1 commercial lot

Public Hearing Date
Plan Commission
20 April 2015
Common Council
05 May 2015



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 April 2015

S-10





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 633 West Main Street and 624 West Doty Street
Project Title (if any): Conversion of AJ Sweet Produce Warehouse to Office Building

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from DR2 to UMX
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: Re-affirm Accessory Use Parking Approvals

3. Applicant, Agent & Property Owner Information:

Applicant Name: AJ of Wisconsin, LLC Company: Delta Properties
 Street Address: 612 West Main St. Suite 100 City/State: Madison, WI Zip: 53703
 Telephone: (608) 251-3337 Fax: (608) 255-4165 Email: john@delta-properties.com

Project Contact Person: John Koffel Company: Delta Properties
 Street Address: 612 West Main St Suite 100 City/State: Madison, WI Zip: 53703
 Telephone: (608) 279-8884 Fax: (608) 255-4165 Email: john@delta-properties.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This is an existing, award winning office building constructed in an AJ Sweet produce warehouse.

Development Schedule: Commencement 1995 Completion Completed.

8-10

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans Including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Micahel Verveer, Jeff Vercauteren, President Bassett Neighborhood Association January 12, 2015 for both.

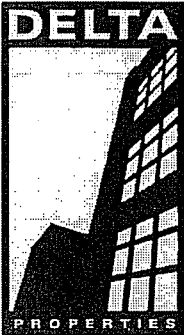
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder, Tim Parks Date: 1.20.2015 Zoning Staff: Matt Tucker Date: 1.20.2015

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant AJ of Wisconsin, LLC Relationship to Property: Owner
 Authorizing Signature of Property Owner John M. Member Date 2.18.2015



April 15, 2015

Madison Plan Commission Members

Re: Final Supplement to 633 West Main and 624 West Doty CSM Lot Combination and Land Use Application
Legistar #37649

Dear Commissioners:

Delta Properties has submitted a request for a Certified Survey Map ("CSM") Lot Combination and a Land Use Application which would (again) combine two lots which have been under common ownership by Delta Properties for two decades and which received disparate treatment under the City's 2013 zoning code. The two lots were previously "attached" to one another by Plan Commission action on March 15, 1999.

Our current CSM Lot Combination and Land Use Application:

- is supported by the Bassett Neighborhood Association.
- is supported by the Downtown Plan recommendations for the Tobacco Warehouse District
- restores a zoning classification that is consistent with the existing office land use on the two parcels
- conforms these two lots to our financing covenant which can be defaulted by a residential classification which is inconsistent with our lender's underwriting.

This matter will come before the Plan Commission on Monday evening, April 20, 2015 and we would request approval at that time.

By way of background, Delta Properties has been in the business of providing historic office space in the Bassett Neighborhood since 1989. Approximately ½ of our 66,000 square feet of tenants are in the tech or bio-tech industries and the remaining tenants are largely non-profits, chiefly with an environmental advocacy emphasis. In addition to the Nature Conservancy, the tenants served include, Microsoft, Clean Wisconsin, Earthling Interactive, Propeller Health and Community Shares of Wisconsin.

Delta's historic office buildings are located in close proximity to the many quality Bassett housing developments, a compact neighborhood design that closely follows the goals of the Bassett Neighborhood Plan, the Comprehensive Plan, and the Downtown Plan. These office developments have been accorded several preservation awards and they are fully occupied. The mutual success of both the offices and the housing in Bassett form a naturally occurring transit oriented neighborhood with strong linkages to bike, bus, the University of Wisconsin, Brittingham Park, and Lake Monona.

Meetings with Staff as to UMX Zoning

Delta met with staff on a regular basis from December through March and in concert with the neighborhood feedback these meetings:

finalized the agreed determination that the current DR2 zoning classification for 633 West Main Street was a zoning map error. The correct zoning is UMX.

The 633 lot covers 83% of the combined area for the CSM and on this basis we ask that the Commissioners affirm a single, consistent UMX zoning classification for the new single lot CSM.

The final meeting with Heather Stouder and Matt Tucker on March 24 focused on what then appeared to be a lingering question as to the proper zoning for the very small lot at 624 West Doty (17% of the new CSM lot area). At this meeting, Delta presented a detailed review of a March, 1999 staff report re: demolition and accessory parking. The report:

- recommended that the 624 Doty lot be “attached” to 633 West Main
- approved its classification as an “office” land use within a “community mixed use district”
- combined the 624 lands with the 633 office lands in order to create a viable parking lot plan
- approved the conditional use of the combined parking by the Delta buildings at 612 and 634 West Main

We note that the March 1999 Plan Commission action did request that the approved land use be reviewed after a five year period but none of the parties revisited the 1999 Plan Commission parking approvals over the ensuing 16 years. The Delta application before you on April 20 is the proactive process to initiate a final land use plan for these two parcels.

It is Delta’s goal to have a UMX zoning that is consistent with the existing office land use across the two Original Plat lots (surveyed in 1836). Prior to the new Zoning Code, these properties were both zoned M-1. To that end, we would request that the properties be consistently zoned as UMX and that, in particular, the comparatively small lot at 624 W. Doty Street not be created as a nonconforming use for office parking but rather as fully legal under the UMX zoning. No other Tobacco Warehouse District lot was given a dual zoning classification.

Meetings with the Neighborhood on UMX Zoning

Delta has been meeting proactively with members of the Bassett and Capitol Neighborhoods using the attached Information Session handouts. Bassett Meeting Notes from the March 9 Meeting report that “... the neighborhood in general and those residents present from the adjacent 4th Ward Lofts support this rezoning request.”

Letters of support from neighbors who are living or working in the fourth aldermanic district have been mailed or hand delivered to Alder Verveer, Bassett Chair Jonathan

Cooper, and Capitol Neighborhoods President Jeff Vercauteren. Copies of these letters are enclosed.

The Specifics of the 2012 Downtown Plan Fully Support UMX Zoning

- The Downtown Plan specifically cites the Delta Warehouse office renovations as strategic to the overall redevelopment of the Tobacco Warehouse District. Positive office developments cited by the Downtown Plan should be preserved.
- Similar office properties within the Tobacco Warehouse District at 222 and 118 South Bedford were classified with UMX Zoning. One parcel, a house at 114 South Bedford, was also classified UMX based on its prior M1 zoning despite its residential land use.
- Large portions of the Tobacco Warehouse District South of West Wilson Street that had been planned for Employment and UMX uses but were in fact developed as 197 multi-family residences. Given the over-development of housing where employment uses had been planned, it is particularly important that unique offices like the 633/624 land use should be preserved in order to maintain a mix of uses within the district.
- The Downtown Plan supports a renewed emphasis on economic development and employment (p. 18). No portion of the Downtown Plan suggests that quality older buildings converted to office should be discontinued in favor of more residential development, the message that the current DR 2 classification explicitly conveys.

Conclusion

Approval of the UMX zoning for the CSM lot combination conforms the properties to their current office land use. The requested UMX zoning is consistent with the zoning for all other similar office properties in the Tobacco Warehouse District, and it is consistent with all covenants of the Downtown Plan. We ask approval on Monday evening April 20 for the lot combination, UMX zoning, and the accessory parking approvals. If there are any questions prior to that time, please call John at (608) 279-8884 or Bruce at (608) 279-9861.

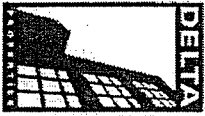
Sincerely,

Delta Properties

John Koffel

Bruce Wunnicke

cc: Natalie Erdman Matt Tucker
Katherine Cornwell Bill Fruhling
Heather Stouder Jonathan Cooper
Attorney Bill White Alder Mike Verveer



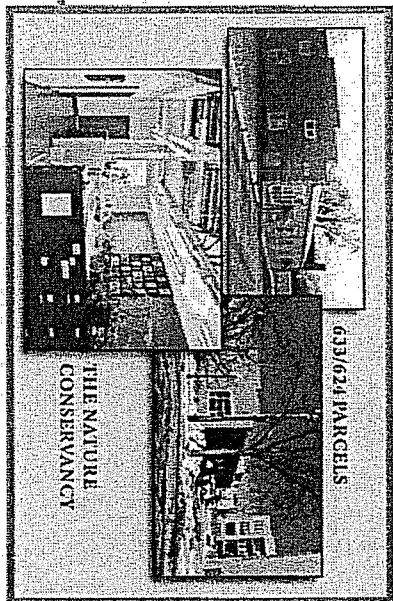
INFORMATION SESSION

1. CSM Lot Combination
2. Zoning Amendment

FOCUS: CSM Lot Combination

Delta Properties has filed applications with the Madison Plan Commission and the City Council, requesting the merger of two parcels at 633 West Main and 624 West Doly.

In 1995, Delta renovated the former Al Sweet produce warehouse located at 633 W. Main to office space. The renovation was designed for The Nature Conservancy and they continue to occupy the building today. In 1999 the lot at 624 W. Doly was approved as a 12-stall parking lot to further serve the parking needs of the Nature Conservancy as well as Delta Kroger Warehouse renovation at 634 West Main Street.



FOCUS: Zoning Map Amendment

The re-development of these two parcels played an early role in the redevelopment of the former west rail yards. In 2013 Madison completed a city-wide rezoning project based on the Downtown Plan. The Plan classified both of these commercial properties as future residential sites (DRK2). They are now non-conforming uses which cannot be modified or rebuilt.

OUR ISSUE: We believe that the residential classification was the result of a mapping error in a Downtown Plan Parcel Map. This map listed our properties as surface parking un-related to any existing office building.

OUR OBJECTIVE: Delta's objective is to work with the neighborhood and Alder Verrecor to demonstrate that the new residential zoning is inconsistent with the office use of these properties. Neighborhood and Aldermanic support is needed for zoning that matches the long established office use. In short and a bit more detail:

A. Plan Mapping Error: The Downtown Plan Parcel Analysis Map (p. 25) listed the 633/624 properties as surface parking without associated office buildings.

B. Similar Buildings Zoned UMX: There are two similar office buildings in the Tobacco Warehouse district - 222 South Bedford and 14/118 South Bedford (WOKT). Each of these was zoned commercial UMX, the zoning that we believe is the correct classification for 633/624. The Downtown Plan needs to be interpreted consistently across like properties.

C. Offices Strategic to a Balanced Neighborhood: The Downtown Plan makes direct reference to the Delta office renovations as part of the Tobacco Warehouse district's "... successful transformation to a residential and office area that builds on its heritage." (p. 53.)

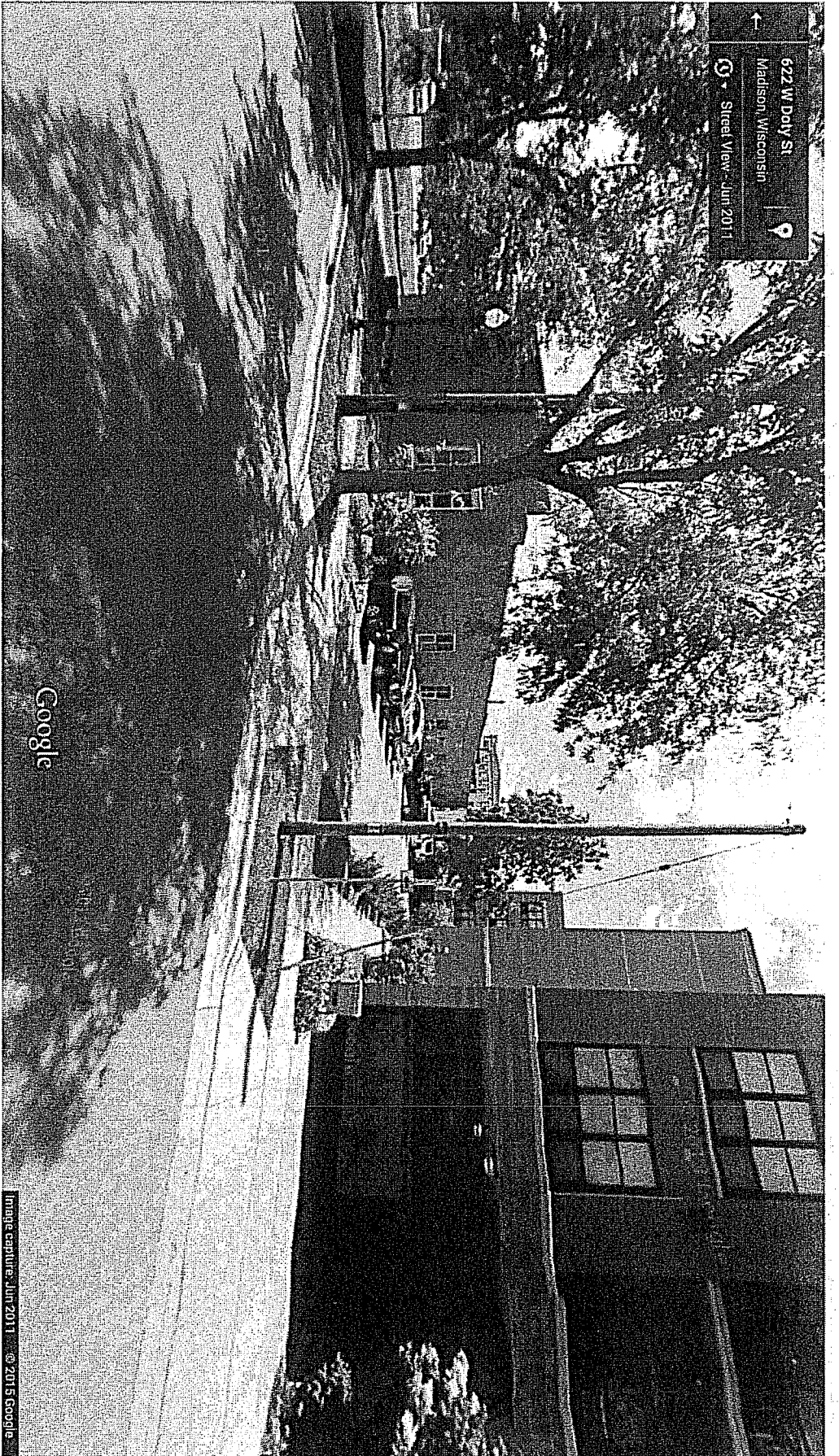
D. New Emphasis on Economic Development: The Downtown Plan now emphasizes the importance of commercial growth as compared with a prior emphasis on housing (p. 18). The Tobacco Warehouse district has enjoyed an

Please email your support for commercial mixed use zoning (UMX) with conditional use parking to:
Alder Verrecor at alder@cityofmadison.com
Basest Neighborhood Association President Jeff Vercauteren at jvercaut@gmail.com.

Feedback/Questions

We welcome questions and feedback from our neighbors!

Delta Properties | 612 W. Main Street | Madison, WI 53703 | phone: (608) 251-3337 | Email: info@delta-properties.com



633 W Main - Office

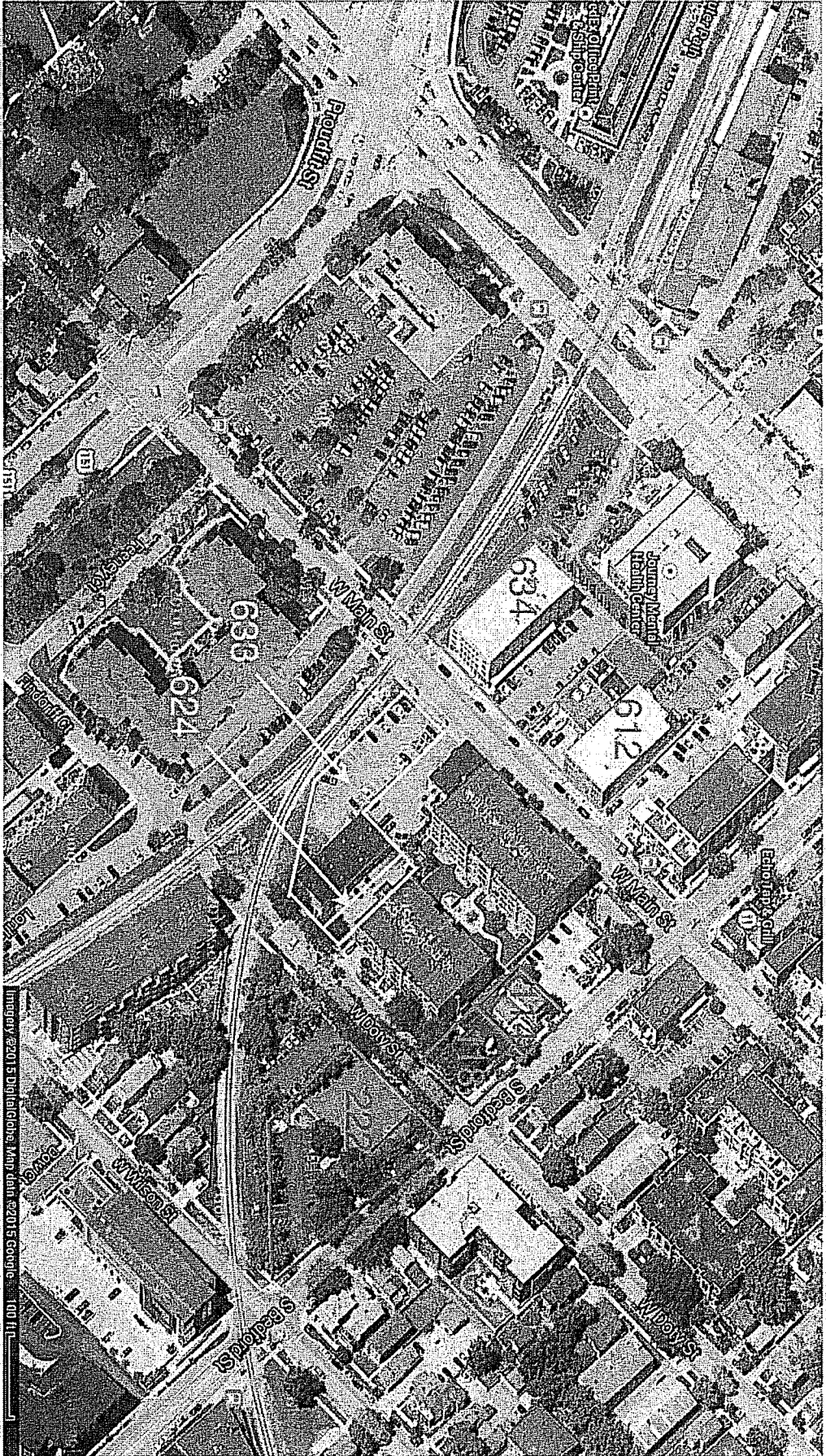
Original Zoning - M1

Requested Zoning - UMX

624 W Doty - Office Parking

Original Zoning - M1

Requested Zoning - UMX



UMX Zoning Requested

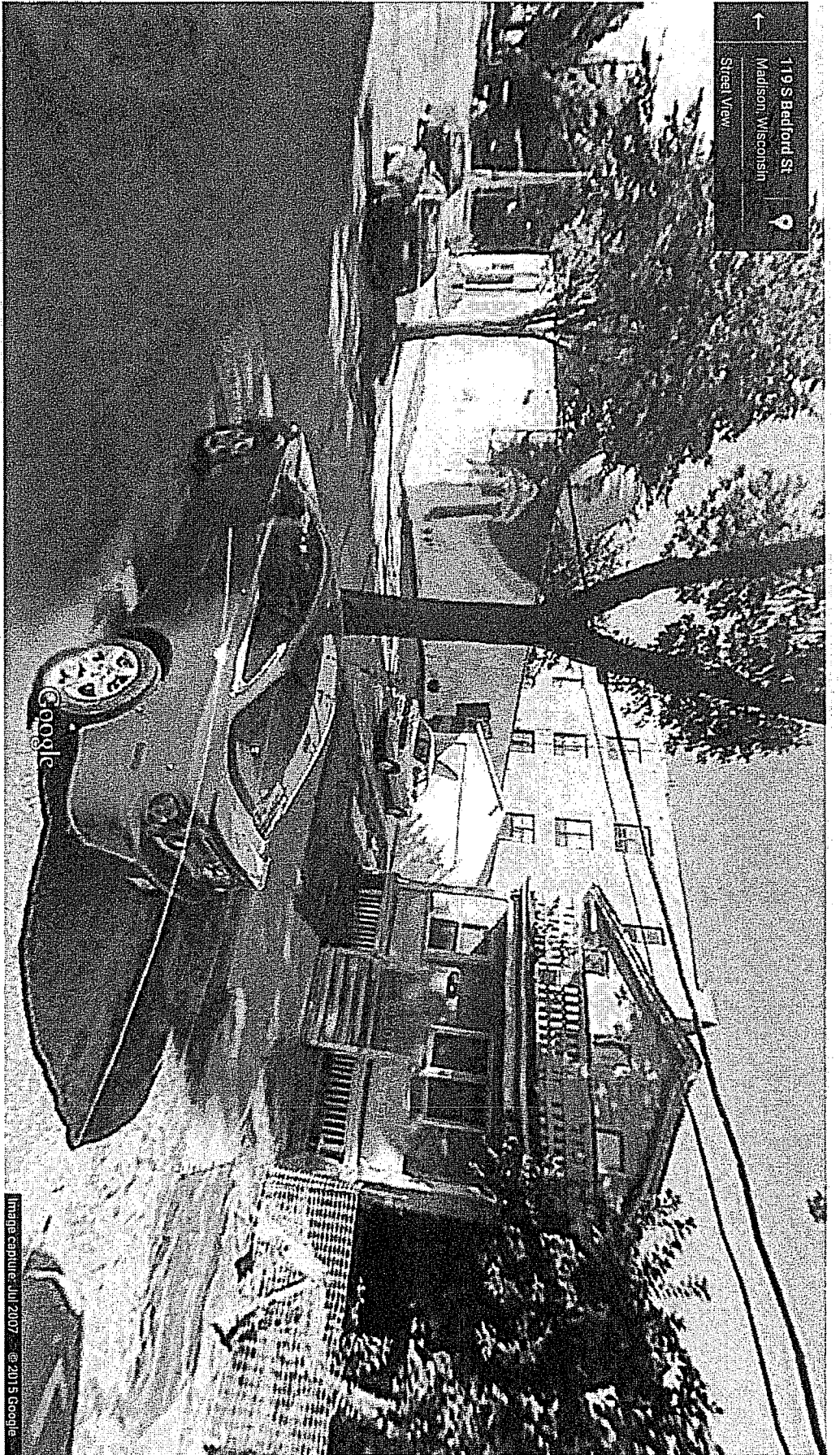
- 633 West Main - Office
- 624 West Doty - Office Parking

Similar Properties Zoned UMX

- 222 South Bedford - Office
- 114 South Bedford - Residential
- 118 South Bedford - Office

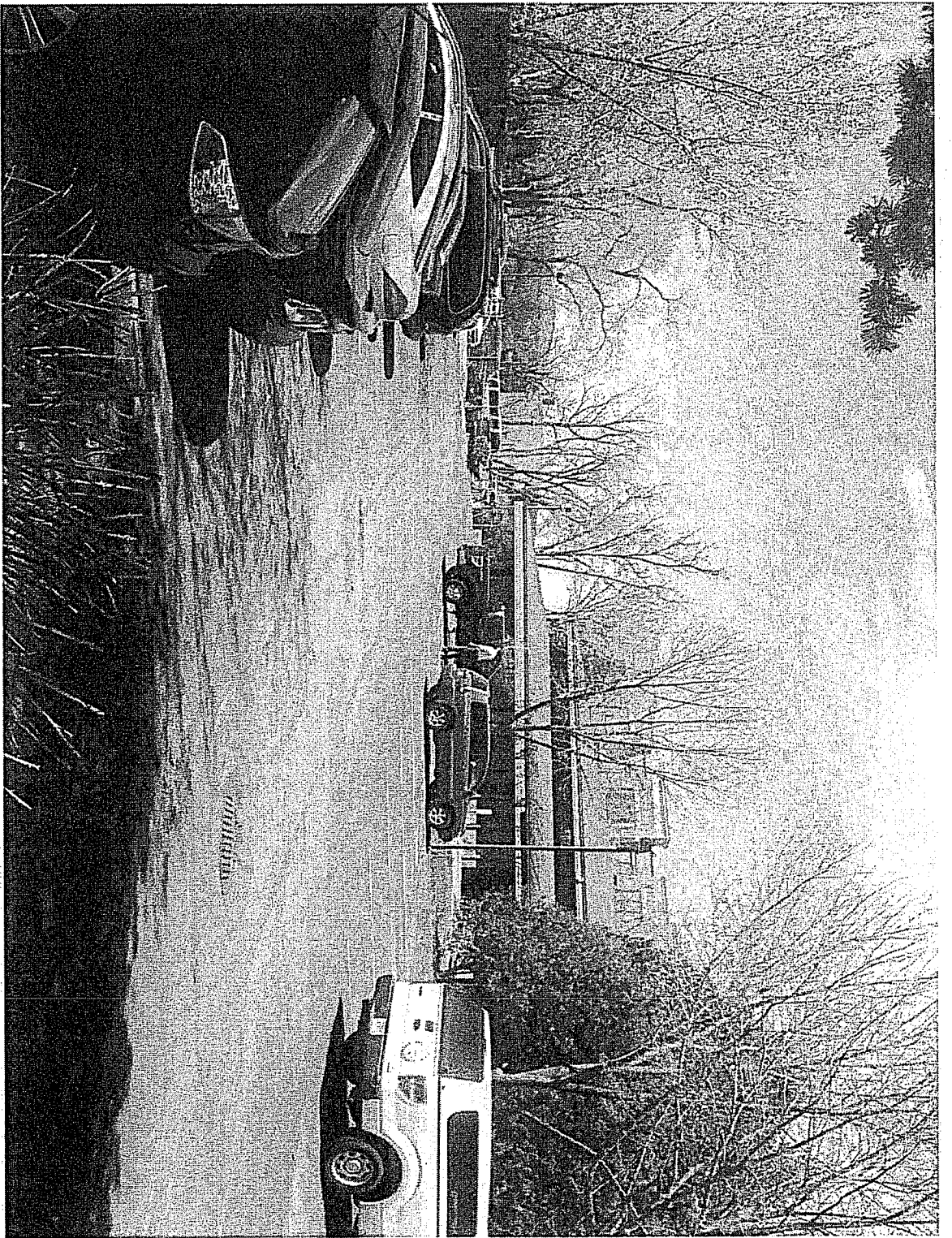
Accessory Parking

- 634 West Main - Kroger Offices
- 612 West Main - Sunkist Offices



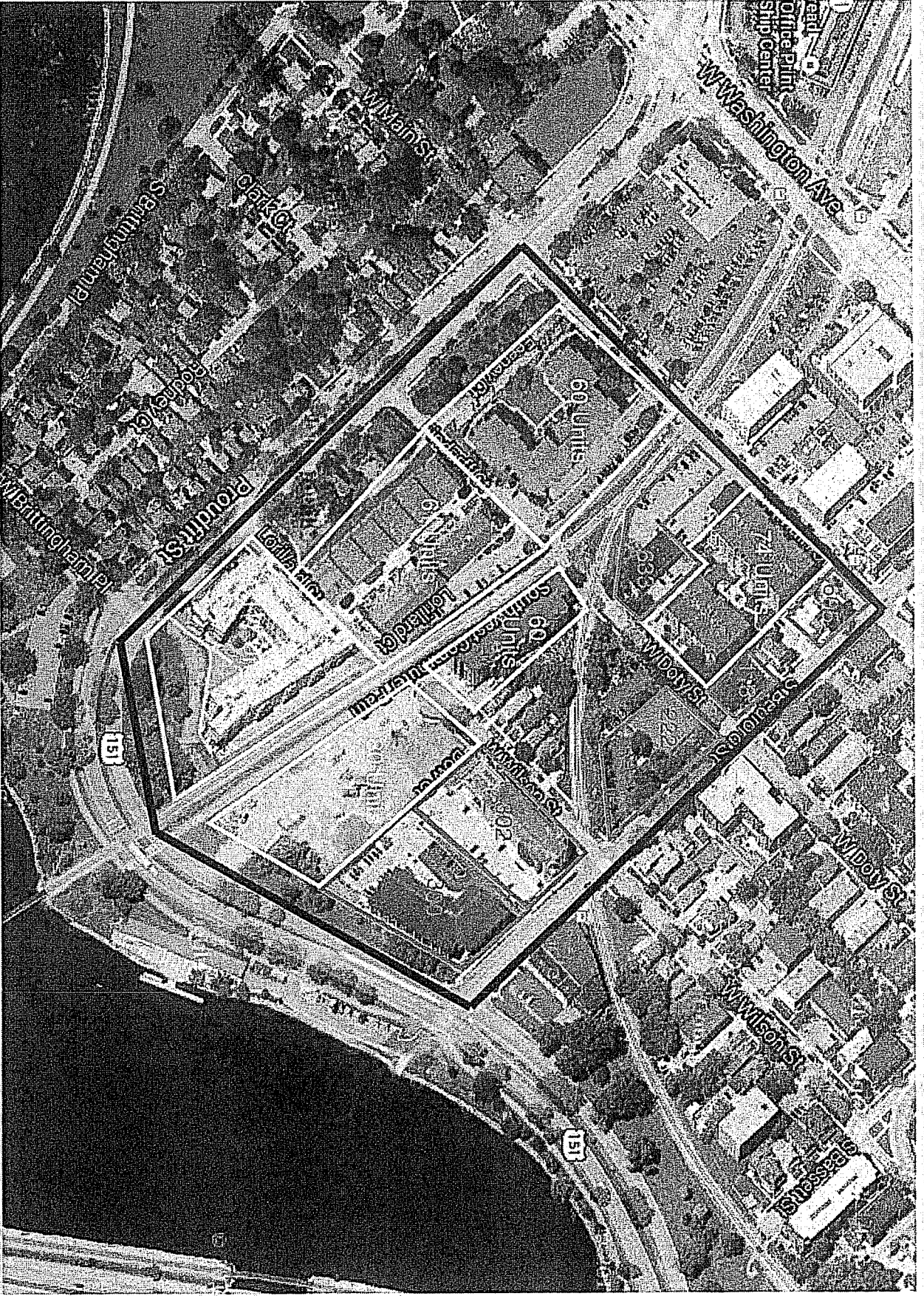
118 S Bedford - WORT Office
Original Zoning - M1
Current Zoning - UMX

114 S Bedford - Residential
Original Zoning - M1
Current Zoning - UMX



222 S Bedford - Office

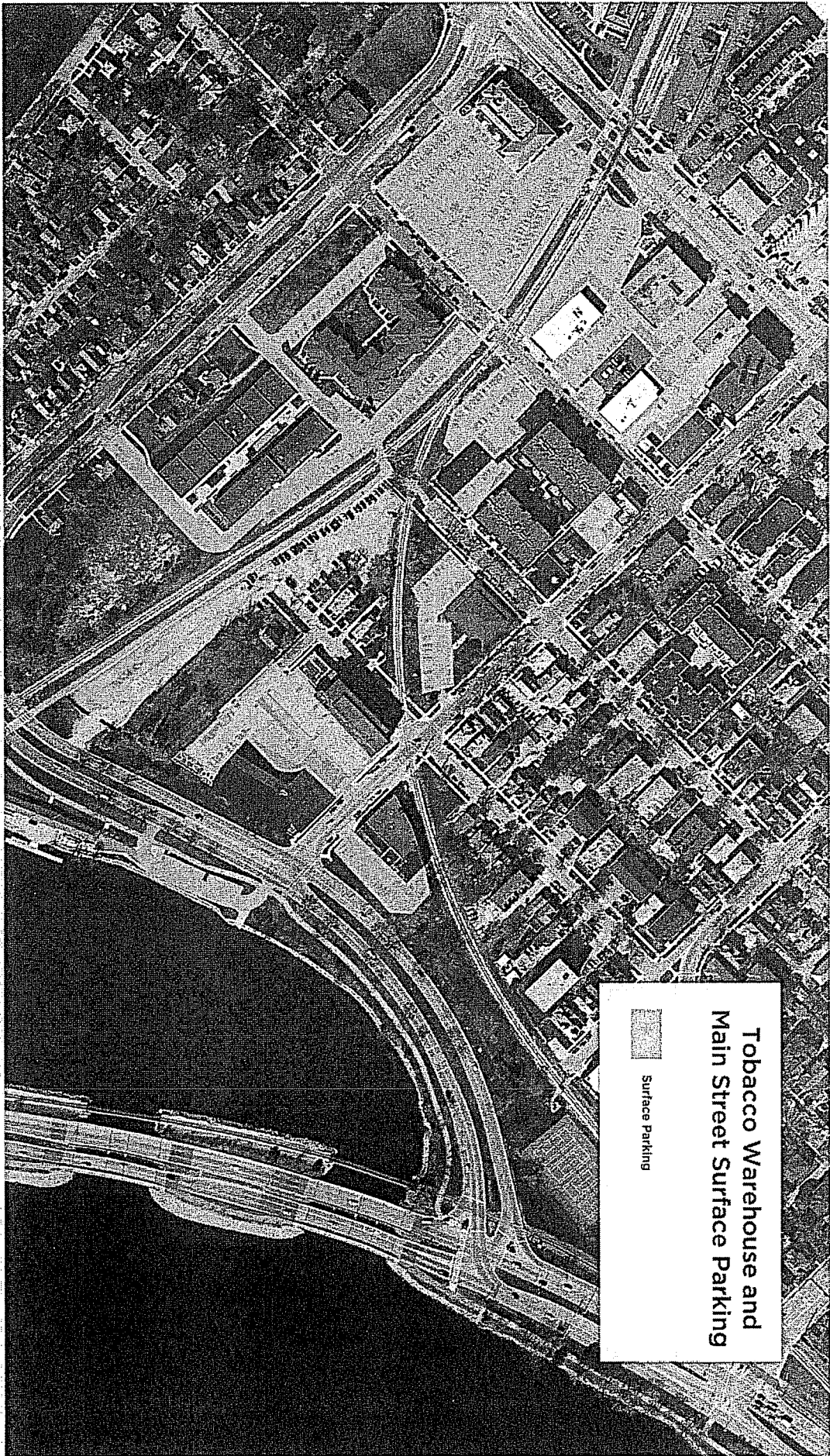
Original Zoning - M1
Current Zoning - UMX



Tobacco Warehouse District
 451 - Residential Units

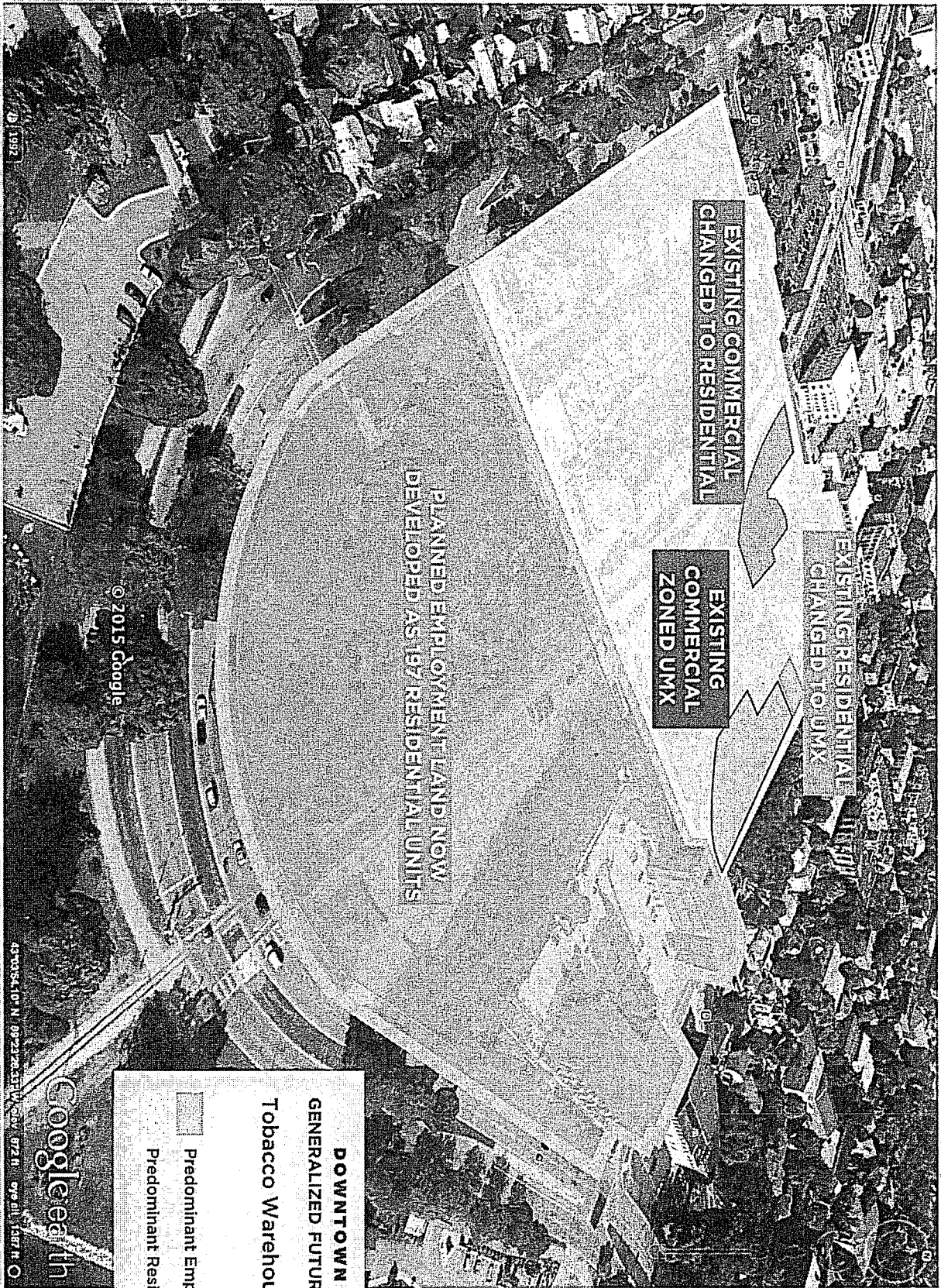
Owner Occupied Office
 300 S Bedford
 302 S Bedford
 118 S Bedford
 605 W Main

Leased Office Space
 633 W Main
 222 S Bedford



Tobacco Warehouse and
Main Street Surface Parking

Surface Parking



EXISTING COMMERCIAL
CHANGED TO RESIDENTIAL

EXISTING
COMMERCIAL
ZONED UMX

EXISTING RESIDENTIAL
CHANGED TO UMX

PLANNED EMPLOYMENT LAND NOW
DEVELOPED AS 197 RESIDENTIAL UNITS

© 2015 Google

Google Earth

43°00'54.10" N 109°22'28.33" W © 2015 Google

DOWNTOWN PLAN
GENERALIZED FUTURE LAND USE

Tobacco Warehouse District

- Predominant Employment
- Predominant Residential

MEMORANDUM

TO: City of Madison Planning Commission Members

FROM: John Koffel
Bruce Wunnicke
Delta Properties, Inc.
612 W. Main St.
Madison, WI 53703

DATE: April 14, 2015

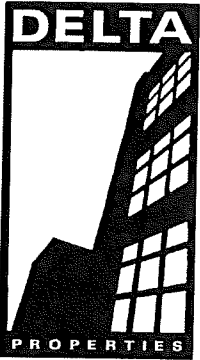
SUBJECT: Request for Zoning Change from DR2 to UMX for 633 W. Main St. and
624 W. Doty St., Madison, WI.

Delta Properties is requesting a zoning change to align the zoning of named parcels with current use and to maintain a consistent platform for Delta to converse with growing tech companies and non profits that Delta has built business relationships with over the past two decades on W. Main St.

Enclosed please find letters from neighboring homeowners, renters, and businesses supporting the UMX zoning change petition from Delta Properties. Individual name and addresses follow and letters are attached.

Paul Brandl, Condo Owner, Fourth Ward Lofts, 615 W. Main St.
Brad Wertz, Condo Owner, Fourth Ward Lofts, 615 W. Main St.
Robert F. Nagel, Condo Owner, Fourth Ward Lofts, 615 W. Main St.
Melissa Huggins, Jack Opel, Condo Owner, Fourth Ward Lofts, 615 W. Main St.
Tom Neujahr, Condo Owner, Nolan Shore
Sarah Williams, Neighborhood resident, 160 Proudfit St.
staff attorney Midwest Environmental Advocates, 612 W. Main St.
Emily Winecke, Neighborhood Resident, 641 W. Main St. # 218.
Anton Kapela, Neighborhood Resident, 123 East Mifflin St.
Elizabeth Monson, Condo Owner, 343 West Doty Street.
Matt Peterson, Condo Owner, Metropolitan Place, 360 W. Washington Avenue, # 706
Ruby Valadez, Neighborhood Resident, Propeller Health; 634 W. Main St.
David J. DeWitt, Technical Fellow, Microsoft Jim Gray System Lab, 634 W. Main St
Mary Jean Huston, State Director, The Nature Conservancy, 633 W. Main St.
Mark Redsten, President & CEO, Clean Wisconsin, 634 W. Main St.

Other letters of support from neighborhood residents were hand delivered to Alder Mike Verveer.



February 18, 2015

Ms. Katherine Cornwell, Director of Planning Division
Department of Planning and Community Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Letter of Intent for CSM Lot Combination with Land Use Application

Dear Ms. Cornwell:

The following submittal is for a CSM Lot Combination with a Land Use Application to the Madison Plan Commission and City Council:

Organizational Structure:

Owner: AJ of Wisconsin, LLC
C/o Delta Properties, Inc.
612 West Main Street
Madison, WI 53703
Contact: John Koffel
john@delta-properties.com
608.279.8884

Site/Civil: Burse Surveying and Engineering, Inc.
2801 International Lane Suite 101
Madison, WI 53704
Contact: Michelle Burse
mburse@bse-inc.net

CSM Approval for a Single Lot:

AJ of Wisconsin proposes to combine two adjacent Original Plat lots known as 624 West Doty (hereinafter 624) and 633 West Main Street (hereinafter 633) into one CSM lot. The sole purpose of this CSM filing is the removal of extraneous lot lines from the applicant's common ownership parcels. The warehouse building on the 633 West Main lot was redeveloped as a distinctive office building under plans approved by the city of Madison in the spring.

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of 1995 and no changes to these prior and completed improvements are contemplated by this application. Since 1995 the Wisconsin chapter of The Nature Conservancy has continuously occupied these offices.

Conditional Use Accessory Parking and its Economic Impact

In March, 1999 the 624 lot was under common ownership and it received conditional use approval for construction of a 12 stall parking lot to serve the 633 building as well as conditional use approval for accessory parking in favor of the "Delta Storage" building, now known as the Kroger Building at 634 West Main Street (Hereinafter 634). (See attached Plan Commission Letter dated March 16, 1999 as Exhibit A.)

Continuation of this prior approval of accessory parking for the one lot CSM in favor of the improved office buildings at 633 and 634 is made part of this application. The shared parking facility is essential to the economic viability of both the 633 and 634 buildings. Accessory use of the 633/624 parking balances the parking needs of the 633 and 634 buildings. The Nature Conservancy (633) has more parking than needed - 49 stalls for 7,500 square feet of office. And the Kroger building (634) has less parking than needed - 36 stalls for 32,000 feet of office. Approved parking lot plans for 624, 633, and 634 are included with this application.

The parking ratio for the combined buildings-85 stalls for 39,500 total square feet is just over 2 stalls per thousand. This shared parking supports approximately 125 basic sector employees with professional/technical jobs. In addition to The Nature Conservancy other notable tenants at these buildings are Microsoft, Clean Wisconsin, and Propeller Health. Adequate parking resource was an essential component of their decision to locate at this site. (See Downtown Plan p. 19 and p. 75 on the importance of diverse and shared parking resources).

Land Parcel Statistics

Parcel number 633 West Main Street	251/0709-234-0507-5
Parcel number 624 West Doty Street	251/0709-234-0508-3
Lot Area- 633 West Main Street	20,775 square feet
Lot Area-624 West Main Street	4,356 square feet
Gross Floor Area Offices CSM Lot 1	7,500 square feet
Parking for CSM Lot 1	49 Stalls
Parking Ratio CSM Lot 1	6.5/1000

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Gross Floor Area Offices 634 West Main	32,000 square feet
Parking for 634 West Main Street	36 Stalls
Parking Ratio for 634 West Main	1.1/1000
Combined Floor Area 633 & 634	39,500 square feet
Combined Parking Ratio With Accessory Use Approval	2.15/1000

UMX Zoning for the One Lot CSM per the Downtown Plan

The 633/624 parcels were among the first existing west rail corridor properties to see adaptive reuse to offices, playing early key roles in the redevelopment of the former industrial rail yards of the Tobacco Warehouse District. Their development to offices and support parking was approved under their original M1 zoning classifications, which continued in effect until December 31, 2012.

With the implementation of the 2013 city wide rezoning these two parcels were given a DR2 residential classification making their current office and parking use non-conforming and suggesting future office use and accessory parking on these parcel should terminate in favor of singular residential development.

The given residential classification appears to be due to a Downtown Plan mapping oversight. The Parcel Analysis Map (Downtown Plan p. 25 and Exhibit B) listed the 633 West Main Street Parcel as a surface parking awaiting redevelopment. This classification overlooked the 633 building and its reuse to renovated offices as well as the essential role the accessory use approvals for parking played as support for the renovated Kroger building at 634. Based on the erroneous Downtown Plan classification as surface parking awaiting redevelopment, the city wide rezoning effort defaulted to a residential classification, as if the property had no established commercial office reuse in Effect. The more appropriate classification per the key for this Downtown Plan Parcel Analysis map would have shown 633/624 mapped in blue, having been redeveloped to offices between 1995 and 2010.

In addition, the residential classifications for 633/624 is notably inconsistent with the UMX classification the Plan produced for the only other two small scale office buildings in the Tobacco Warehouse District - 222 South Bedford and 118 South Bedford. Only the applicant's 633 office building was given a DR2 residential classification.

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Tobacco Warehouse Downtown Plan Text: UMX Zoning Supported

Going forward with the recording of the new CSM parcel, there is a strong logic for the UMX classifications. In specific the Downtown Plan text makes direct reference to the Delta warehouse office renovations as a strategic to the redevelopment of the Tobacco Warehouse district (Downtown Plan p. 53) Given this specific reference there could hardly be a clearer recommendation for continuing the existing office/parking land use as compared with the a shift to DR2 classification for all future uses.

More generally, the Downtown Plan also places new emphasis on the importance of commercial growth as compared with a prior emphasis on housing (Downtown Plan, p. 18). With new housing developments now appearing to reach balanced supply, the Plan suggests a new emphasis on job growth and economic development as compared with the prior emphasis on housing. The logical conclusion with this focus is to continue with a UMX zoning that fully supports the unique office space on this site as well as the Kroger building (634) directly across the street.

Conclusive Social and Economic Impacts:

The 633/624 sites, The Nature Conservancy office building, is an award-winning example of the sustainable development envisioned in the Downtown Plan (Key 9). All of the buildings associated with these parcels, 633 and 634 West Main Street play an essential supporting role for the Tobacco Warehouse and the West Rail Corridor's essential "sense of place" (Downtown Plan Key 4 and Key 7). This move by the Nature Conservancy to 633/624 in 1995 played an early and leading part in the process that has "strengthened the region's economic engine" (Downtown Plan Key 2). In no small part the redevelopment of these two parcels also makes full use of the current multi-modal transit options at this location including the bike path and bus routes in the immediate neighborhood (Downtown Plan Key 3 and Key 6).

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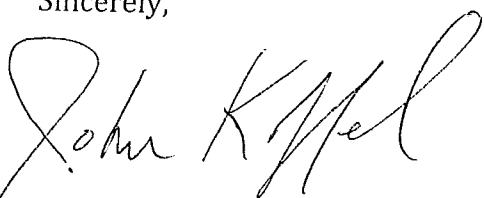
The CSM process that includes rezoning to the UMX classification will insure that Delta properties can continue to plan intelligently and efficiently for the future with support for its existing office renovations on the basis of shared parking approvals, an essential ingredient to responsible urban development.

Notices to the Alder and the Neighborhood

A notice of the planned CSM lot combination with a zoning Land Use Application was mailed to Jeff Vercauteren, President of the Bassett Neighborhood Association and to Alder Michael Verveer on January 12, 2015 with additional Information supplied to them on January 20, 2015. No public subsidies were utilized to complete these parking resources and these warehouse to office renovations.

If you have questions we would be happy to address them.

Sincerely,



John Koffel
Member Applicant, AJ of Wisconsin, LLC

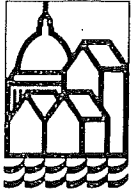


Bruce Wunnicke
Member Applicant, AJ of Wisconsin, LLC

Exhibit A

Department of Planning
and Development
Planning Unit

City of
Madison



March 16, 1999

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
608 266 4635
FAX 608 267 8739

John Koffel & Bruce Wunnicke
612 West Main Street
Madison, WI 53703

SUBJECT: 624 West Doty Street

Dear Mr. Koffel & Mr. Wunnicke:

The Plan Commission at its March 15, 1999 meeting determined that the demolition and conditional use standards could be met subject to the conditions below for the demolition of an existing residential building located at 624 West Doty Street and a conditional use for the construction of a surface parking facility to serve offices on an adjacent parcel and in the "Delta Storage" building.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact John Leach, City Traffic Engineering at 266-4761 if you have questions regarding the following thirteen items:

1. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
2. The applicant shall show the dimensions for existing and proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with wide stalls and backing up, according to Figures II "Medium and Large Vehicles" and "Small Vehicles" parking design standards in Section 10.08(6)(b)2 and 3. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.) The applicant shall modify the existing west parking lot to comply with the ordinances.

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3. Per ordinance, the small car stalls shall not exceed 25% of the total number of "Medium and Large Vehicles" and "Small Vehicles" stalls for the facility. The site plan shall show clearly how the applicant will identify and properly control the use of the small car stalls. Each "Small Vehicle" stall shall be signed and noted on the plan.
4. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime".
5. The applicant shall prevent encroachment onto adjacent land areas and sidewalk by barriers of some type, which shall be noted on the face of the revised plans. The applicant shall submit a copy of the lease of the railroad right-of-way with the plans.
6. The applicant shall modify the driveway approach according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4). The proposed eighteen (18) foot width for the driveway approach, shall have two 5-foot flares. This change shall be revised on the plan.
7. Traffic Engineering staff may require that the developer pay a deposit for installation of a conduit(s) as determined by the Traffic Engineer per driveway when they submit plans for approval.
8. All existing driveway approaches which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
9. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line, "Compact Car Only" shall be posted for each "Small Vehicle Stall" and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
10. The applicant shall relocate the bike rack to accommodate ingress/egress of bikes.

11. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
12. The site plan shall show the full width of the railroad right-of-way as shown on the City official map.
13. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.

Please contact Gary Dallmann, City Engineering at 266-4751 if you have questions regarding the following five items:

14. All driveways, curb adjacent to driveways and sidewalk reconstruction within the public right-of-way shall be completed in accordance with City of Madison Standard Specifications for Public Works Construction, by a contractor currently licensed by the City.
15. The site plan shall be revised to show the location of the existing public sanitary sewer main and a note shall be placed on the plan calling for the abandonment of the sanitary sewer lateral at the house to be demolished.
16. The owner shall obtain a permit to plug the existing sanitary sewer lateral from the City Engineering Division prior to obtaining a demolition permit from the City's Building Inspection Unit. The owner shall deposit \$1,000 with the City Engineer in the form of two separate checks payable to the City of Madison in the following amounts: \$100 non-refundable deposit for the cost of inspection by City staff; and \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging by private contractor, and obtains an inspection and approval by the City Engineer, the \$900 fee shall be refunded to the owner.
17. A site drainage fee at the rate of \$15 per 1,000 square feet of additional impervious area generated by this development over existing conditions shall be paid when the final plan set is submitted for approval.
18. The Developer's Utility Contractor shall obtain a Permit to Connect to the Storm Sewer and a Permit to Excavate in the Public Right-of-Way prior to work commencing on this storm sewer.

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Please contact Kathy Voeck the Assistant Zoning Administrator at 266-4551 if you have questions regarding the following two items:

19. Meet any applicable ILHR accessible requirements including, but not limited to, show the accessible path from the disability stall to the building entrance on the plan. NOTE: The accessible stalls shall be located as close to the accessible entrance as possible.
20. Lighting is not required. However, if it is provided, it must comply with the attached ordinance. Lighting will be limited to .08 watts per square foot.

Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following four items:

21. The applicant shall eliminate the proposed parking stall adjacent to the West Doty Street right-of-way. No parking stalls shall be located any nearer to the Doty Street right-of-way than the front face of the existing building at 633 West Main Street.
22. The applicant shall install additional decorative landscape and screening elements between the southeasterly parking stall and the West Doty Street right-of-way. These decorative landscape elements shall extend around the front facade of the existing office building as shown on the proposed development plan.
23. The applicant shall work with Traffic Engineering staff to modify the proposed driveway approach to allow for the preservation of the existing 14 inch diameter tree located in the public right-of-way terrace which is shown on a proposed plan to be removed.
24. The Plan Commission specifically approved the use of the proposed parking facility for a period of five (5) years. Any extension of this time period will require the formal approval of the Plan Commission.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following two items:

25. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
26. The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.


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Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit five (5) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The parking plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Planning and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This conditional use approval shall become null and void within twelve months of the date of Plan Commission approval unless the use is commenced, construction under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the permit (28.12)(10)(h)(3). The Plan Commission shall retain jurisdiction over this conditional use for the purpose of resolving complaints against this approved conditional use.

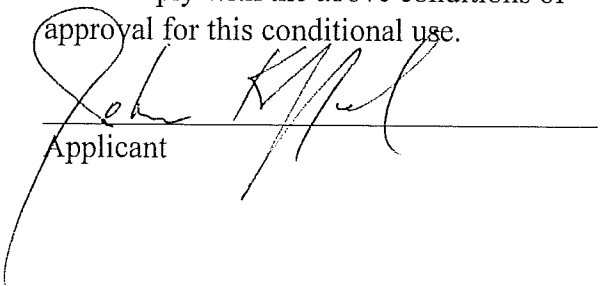
If you have any questions regarding obtaining your building permit or occupancy permit, please call Kathy Voeck or George Carran of the City Zoning staff at 266-4551.

Sincerely,



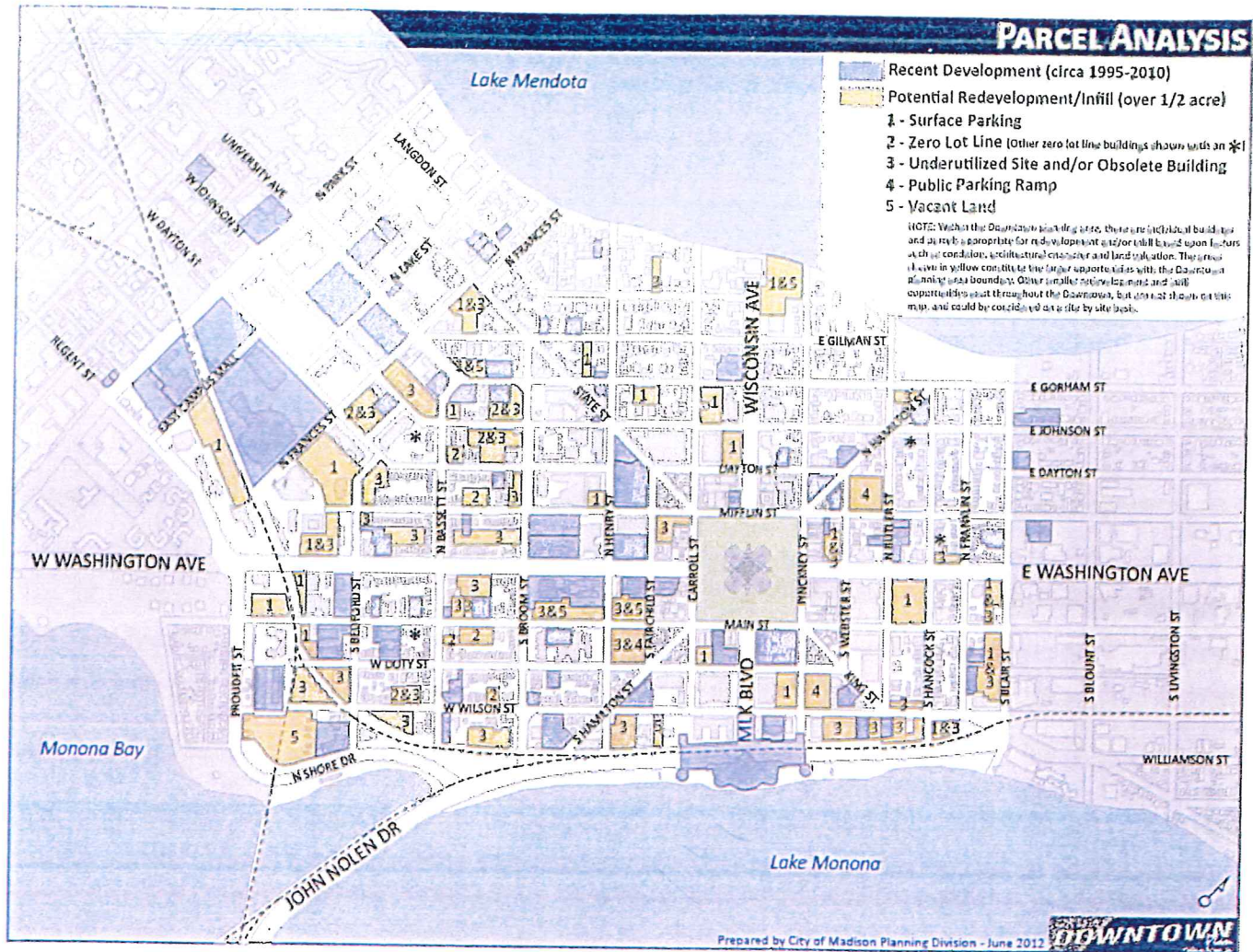
Peter Olson
Planning & Development

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

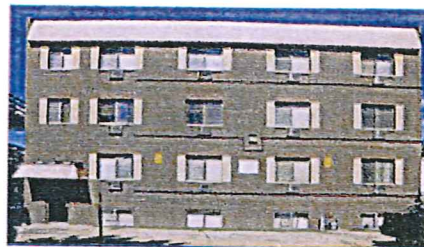


Applicant

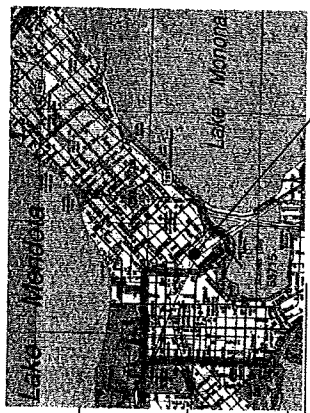
cc: Zoning Administrator
City Engineering
Traffic Engineering



benefit the neighborhood in which they are located and Downtown overall. Similarly, sites of the 1960s-1970s era zero-lot-line buildings, which are mostly three to four stories and characterized by surface parking lots in front of the buildings, should be allowed (and encouraged) to be redeveloped at up to a maximum of five stories, plus an additional story if stepped back on all sides, to promote their redevelopment.



Examples of 1960s-1970s era zero-lot-line buildings



LOCATION MAP

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	11/98	JW
2	REVISED PLAN	12/98	JW
3	REVISED PLAN	1/99	JW
4	REVISED PLAN	2/99	JW
5	REVISED PLAN	3/99	JW
6	REVISED PLAN	4/99	JW
7	REVISED PLAN	5/99	JW
8	REVISED PLAN	6/99	JW
9	REVISED PLAN	7/99	JW
10	REVISED PLAN	8/99	JW
11	REVISED PLAN	9/99	JW
12	REVISED PLAN	10/99	JW
13	REVISED PLAN	11/99	JW
14	REVISED PLAN	12/99	JW
15	REVISED PLAN	1/00	JW
16	REVISED PLAN	2/00	JW
17	REVISED PLAN	3/00	JW
18	REVISED PLAN	4/00	JW
19	REVISED PLAN	5/00	JW
20	REVISED PLAN	6/00	JW
21	REVISED PLAN	7/00	JW
22	REVISED PLAN	8/00	JW
23	REVISED PLAN	9/00	JW
24	REVISED PLAN	10/00	JW
25	REVISED PLAN	11/00	JW
26	REVISED PLAN	12/00	JW
27	REVISED PLAN	1/01	JW
28	REVISED PLAN	2/01	JW
29	REVISED PLAN	3/01	JW
30	REVISED PLAN	4/01	JW
31	REVISED PLAN	5/01	JW
32	REVISED PLAN	6/01	JW
33	REVISED PLAN	7/01	JW
34	REVISED PLAN	8/01	JW
35	REVISED PLAN	9/01	JW
36	REVISED PLAN	10/01	JW
37	REVISED PLAN	11/01	JW
38	REVISED PLAN	12/01	JW
39	REVISED PLAN	1/02	JW
40	REVISED PLAN	2/02	JW
41	REVISED PLAN	3/02	JW
42	REVISED PLAN	4/02	JW
43	REVISED PLAN	5/02	JW
44	REVISED PLAN	6/02	JW
45	REVISED PLAN	7/02	JW
46	REVISED PLAN	8/02	JW
47	REVISED PLAN	9/02	JW
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49	REVISED PLAN	11/02	JW
50	REVISED PLAN	12/02	JW

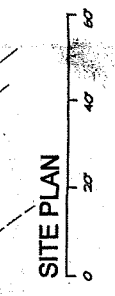
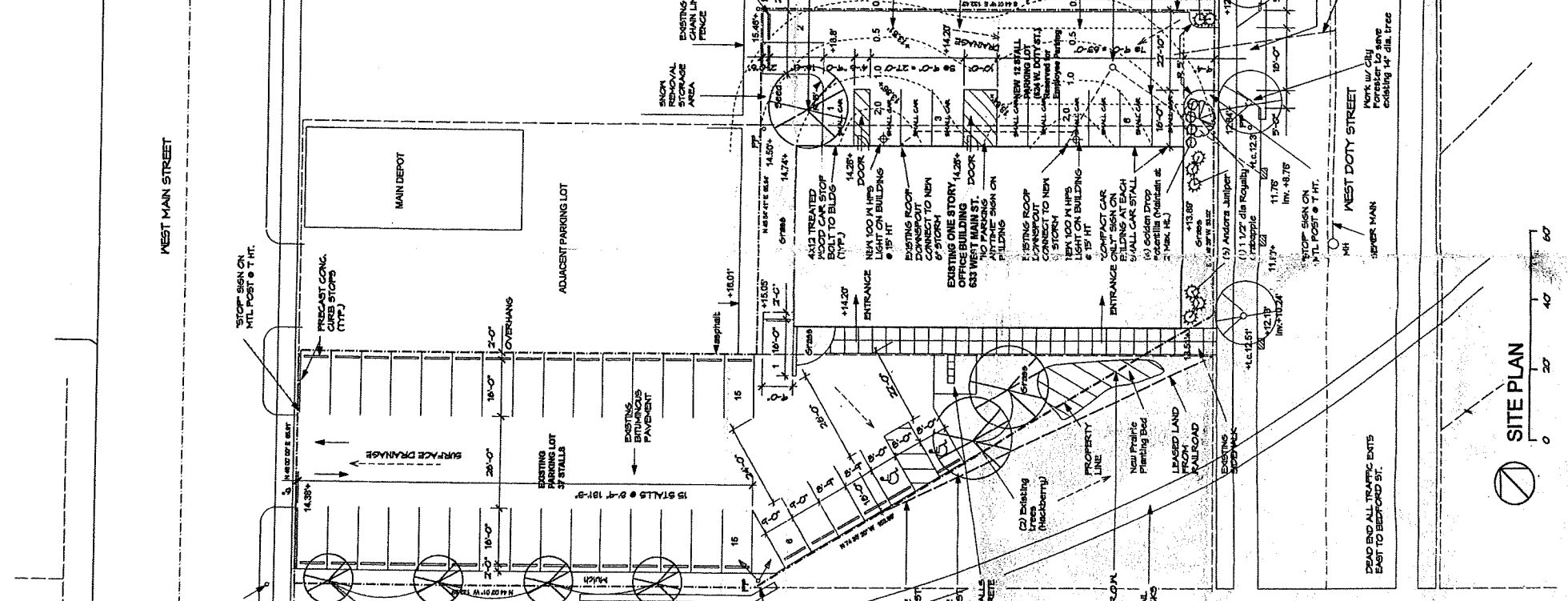
PRECAST CONCRETE CURB STOPS

INSTALLATION OF PRECAST CONCRETE CURB STOPS AT THE INTERSECTION OF WEST MAIN STREET AND BEDFORD STREET.

THE CURB STOPS SHALL BE INSTALLED AT THE CORNERS OF THE INTERSECTION AND SHALL BE 18" HIGH AND 18" WIDE.

THE CURB STOPS SHALL BE MADE OF PRECAST CONCRETE AND SHALL BE SET IN A 6" DEEP BED OF SAND.

THE CURB STOPS SHALL BE SET IN PLACE BY THE CONTRACTOR AND SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.



SITE PLAN

FERCH ARCHITECTS
Architects / Urban Planning
202 WEST MAIN STREET
MADISON, WI 53703
TEL: 608-261-1111

Koffel & Wunnicke
ARCHITECTS
202 WEST MAIN STREET
MADISON, WI 53703
TEL: 608-261-1111

PARKING LOT MODIFICATION WITH ADDITIONAL BICYCLE PARKING

604 WEST DOTY TO BE ADDED TO THE EXISTING OFFICE BUILDING AT 633 WEST MAIN
MADISON, WI 53703
TEL: 608-261-1111

DATE: 2/16/99
PROJECT NO: 98035

Plan/Parking Facility Approval

PUD(SIP) PCO(SIP)

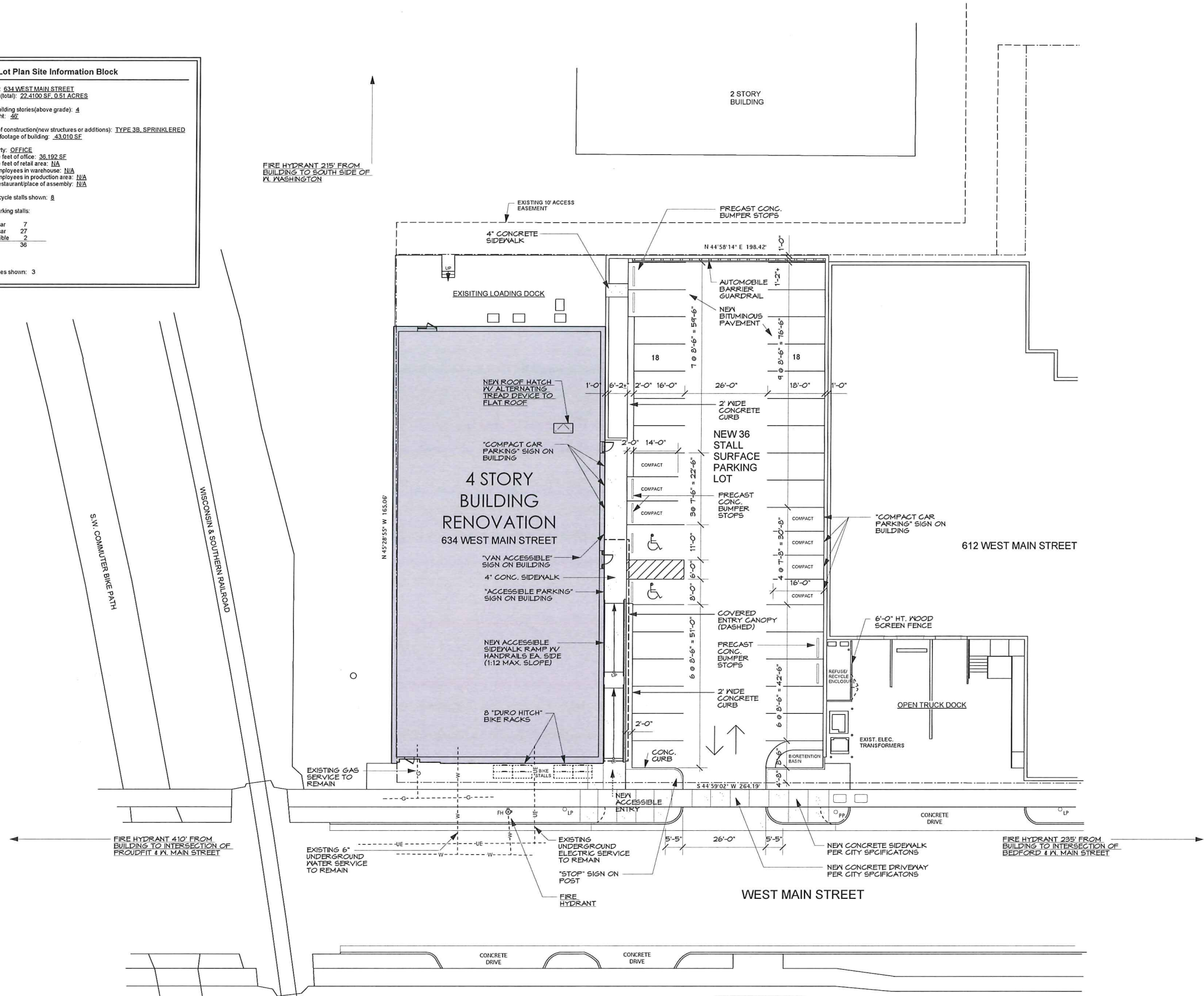
Address	624 W. Doty	Phone	251-3337
Contact Person	John Koffel	Date	
Zone	Residential	City Engineer	
Project No.	98035	Date	6/9/99
City Engineer		Date	6/11/99
LDAP Fee	68.00	Drainage Fee	
Water		Detention Fee	
Fire		Date	6/10/99

4500 St. Paul Industrial Park

Parking Lot Plan Site Information Block	
Site Address:	634 WEST MAIN STREET
Site acreage (total):	22.4100 SF, 0.51 ACRES
Number of building stories (above grade):	4
Building height:	36'
DILHR type of construction (new structures or additions):	TYPE 3B, SPRINKLERED
Total square footage of building:	43,010 SF
Use of property:	OFFICE
Gross square feet of office:	36,192 SF
Gross square feet of retail area:	N/A
Number of employees in warehouse:	N/A
Number of employees in production area:	N/A
Capacity of restaurant/place of assembly:	N/A
Number of bicycle stalls shown:	8
Number of parking stalls:	
Small car	7
Large car	27
Accessible	2
Total	36
Number of trees shown:	3

DAVID FERCH,
ARCHITECT
2704 Gregory Street,
Madison, WI 53711
608.238.6900 FAX 608.233.9171

DATE	REVISIONS



SITE PLAN
NORTH
0 10' 20' 40'

GENERAL NOTES:
1. SITE INFORMATION HAS BEEN OBTAINED FROM A SITE SURVEY PREPARED BY BURSE SURVEYING & ENGINEERING INC. DATED 9/29/08.
2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY DEMOLITION OR EXCAVATION WORK. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT. CONTACT DIGGERS HOTLINE, 800-242-8511.

SHEET INDEX

A1	SITE PLAN
A2	DEMOLITION PLAN
C1	GRADING PLAN
D1	GRADING DETAILS
L1	LANDSCAPE PLAN

KROGER GROCERY WAREHOUSE RENOVATION



634 West Main Street
Madison, WI 53703

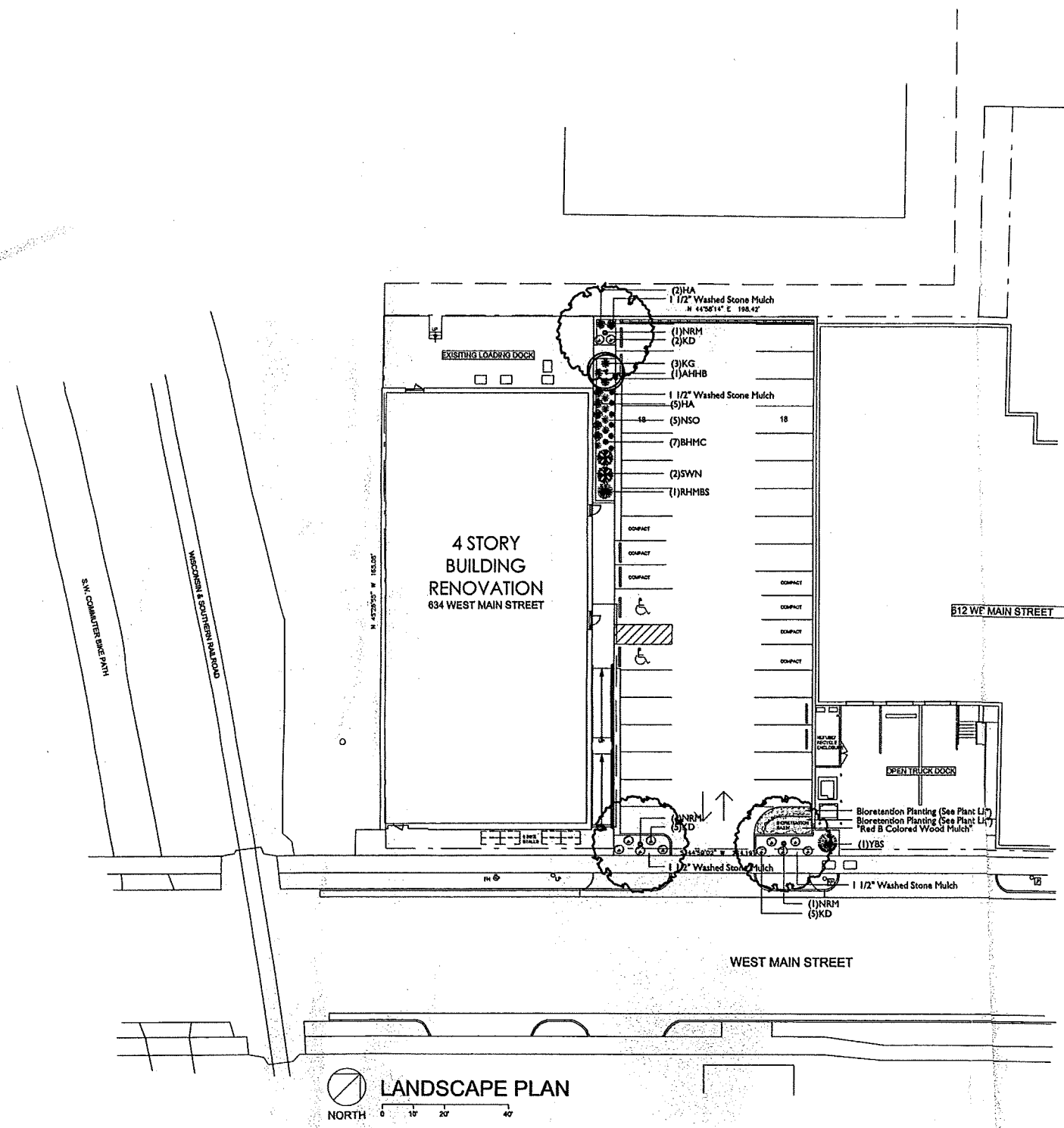


SHEET DATE 8/21/09

SITE PLAN

A1

KROGER GROCERY WAREHOUSE RENOVATION
 634 WEST MAIN STREET
 MADISON, WISCONSIN



LANDSCAPE PLAN
 NORTH 0 10 20 40



Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
1	AH-HB	Ostrya Virginiana	Amer Hophornbeam	2" B&B
3	NRM	Acer Rubrum 'Northwood'	Northwood Red Maple	2" B&B
Conifer Evergreen				
7	HA	Thuja Occidentalis 'Holmstrup'	Holmstrup Arborvitae	#5 CONT.
1	RH-HBS	Picea Pungens 'Montgomery'	Montgomery Blue Spruce	4' B&B
1	YBS	Picea Glauca 'Yukon Blue'	Yukon Blue White Spruce	3' CONT.
Perennial				
7	BHMC	Echinacea 'Matthew Saul'	Big Sky Harvest Moon Coneflower	#1 CONT.
3	KG	Liatris Spicata 'Kobold'	Kobold Gayfeather	#1 CONT.
5	NSO	Chasmanthium Latifolium	Northern Sea Oats Grass	#1 CONT.
Shrub				
12	KD	Cornus Sericea 'Kelsey'	Kelsey Dogwood	#3 CONT.
2	SWN	Physocarpus Opulifolius 'Seward'	Summer Wine Ninebark	#5 CONT.

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS		
NUMBER OF PARKING STALLS	36	
NUMBER OF 2" MIN. CAL. TREES REQUIRED	3	
NUMBER OF LANDSCAPE POINTS REQUIRED	173.7	
SOLUTION		
1	CANOPY TREES (2"-2 1/2") @ 35 PTS.	35
1	CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2"-2") @ 15 PTS.	15
14	DECIDUOUS SHRUBS @ 2 PTS.	28
9	EVERGREEN SHRUBS @ 3 PTS.	27
9	EVERGREEN TREES (3" HT.) @ 15 PTS.	135
-	DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 L.F.)	-
-	EARTH BERM (PER 10 L.F.)	-
-	AVERAGE HEIGHT - 30" @ 5 PTS.	-
-	AVERAGE HEIGHT - 15" @ 2 PTS.	-
TOTAL POINTS		178

Bioretention Plant List "A"

Quantity	Scientific Name	Common Name	Planting Size
8	Tradescantia ohiensis	Spiderwort	2 1/2" Plug
8	Phlox pilosa	Prairie Phlox	2 1/2" Plug
8	Rudbeckia hirta	Black-eyed Susan	2 1/2" Plug
8	Schizachyrium scoparium	Litte Bluestem	2 1/2" Plug
8	Solidago flexicaulis	Zig Zag Goldenrod	2 1/2" Plug
8	Agastache foeniculum	Anise Hyssop	2 1/2" Plug
8	Carex vulpinoidea	Brown Fox Sedge	2 1/2" Plug
8	Allium cernuum	Nodding Onion	2 1/2" Plug

Bioretention Plant List "B"

Quantity	Scientific Name	Common Name	Planting Size
10	Asclepias tuberosa	Butterfly Weed	2 1/2" Plug
10	Geranium maculatum	Wild Geranium	2 1/2" Plug
10	Bouteloua curtipendula	Side Oat Grama Grass	2 1/2" Plug
10	Echinacea angustifolia	Narrow-leaved Coneflower	2 1/2" Plug

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

C) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

PLAN/PARKING FACILITY APPROVAL

ADDRESS: 634 W Main St

ID# 1492 DATE SUBMITTED 09/14/09

ORIGINAL SURF REVISION#

FINAL SIGN OFF DATE 9/18/09

SIGNED: [Signature]

Checked By: JD
 Drawn By: JD
 8/20/09 JD
 Revised: 9/2/09 JD
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

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